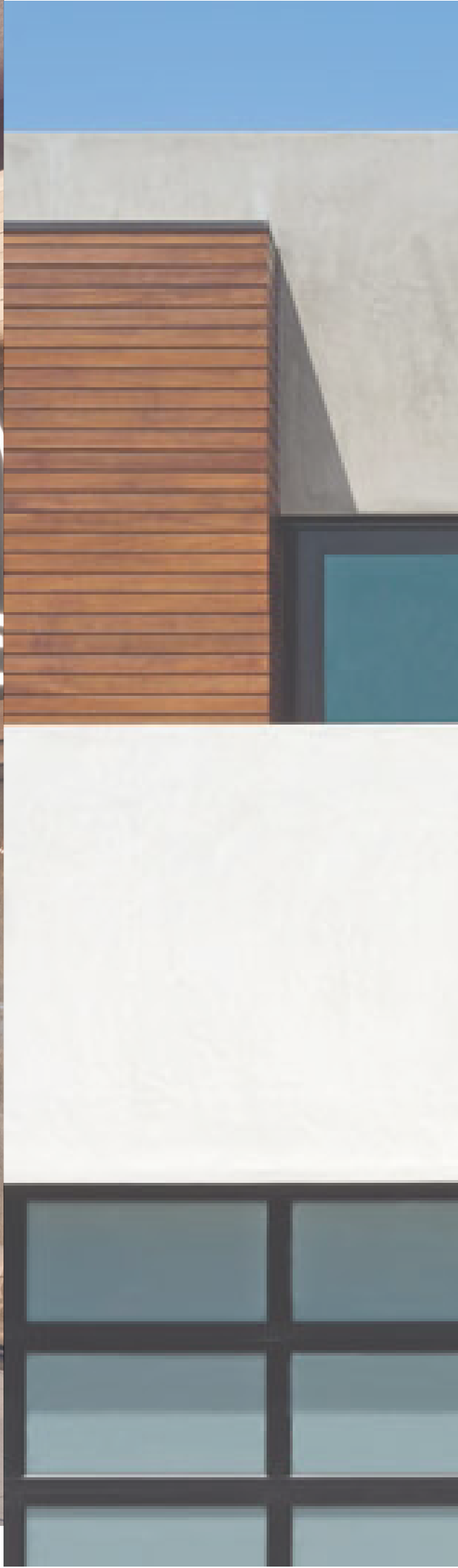




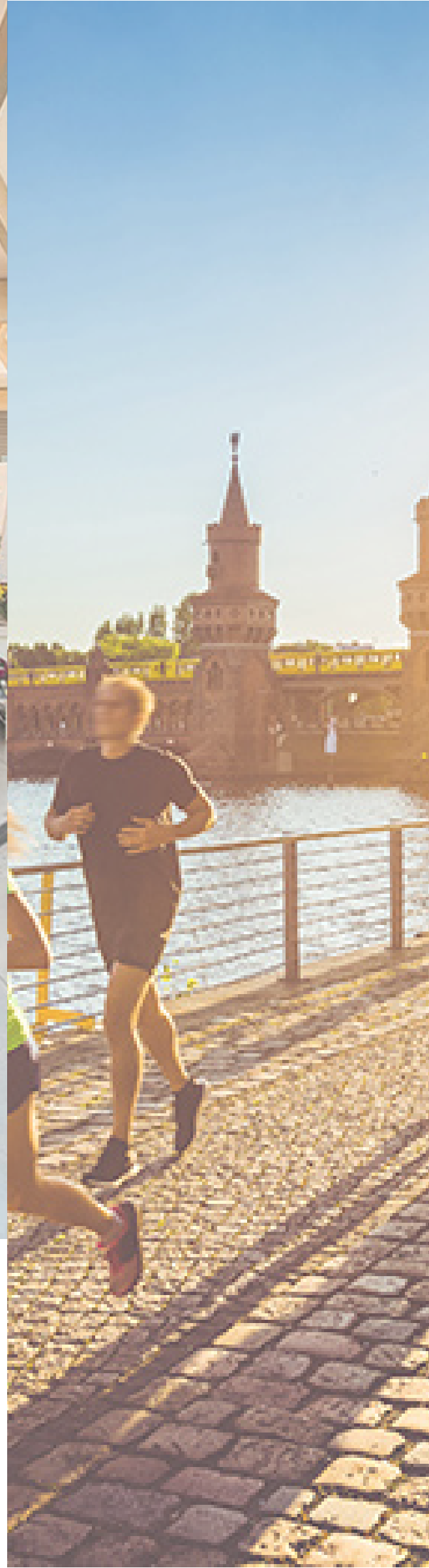
RETAIL



RESIDENTIAL



MARKET



WATERFRONT



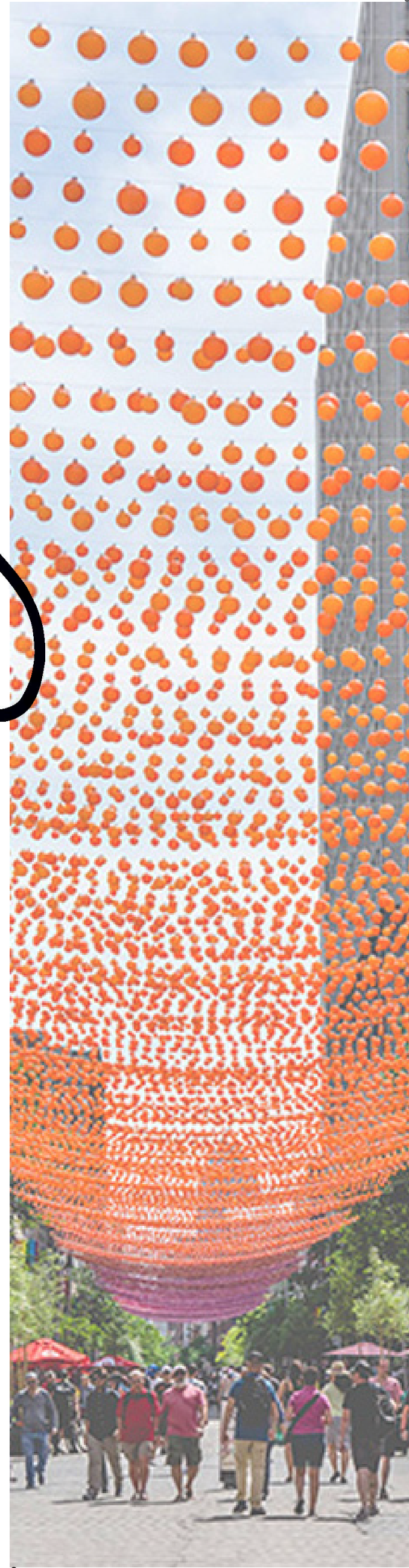
COURTYARDS



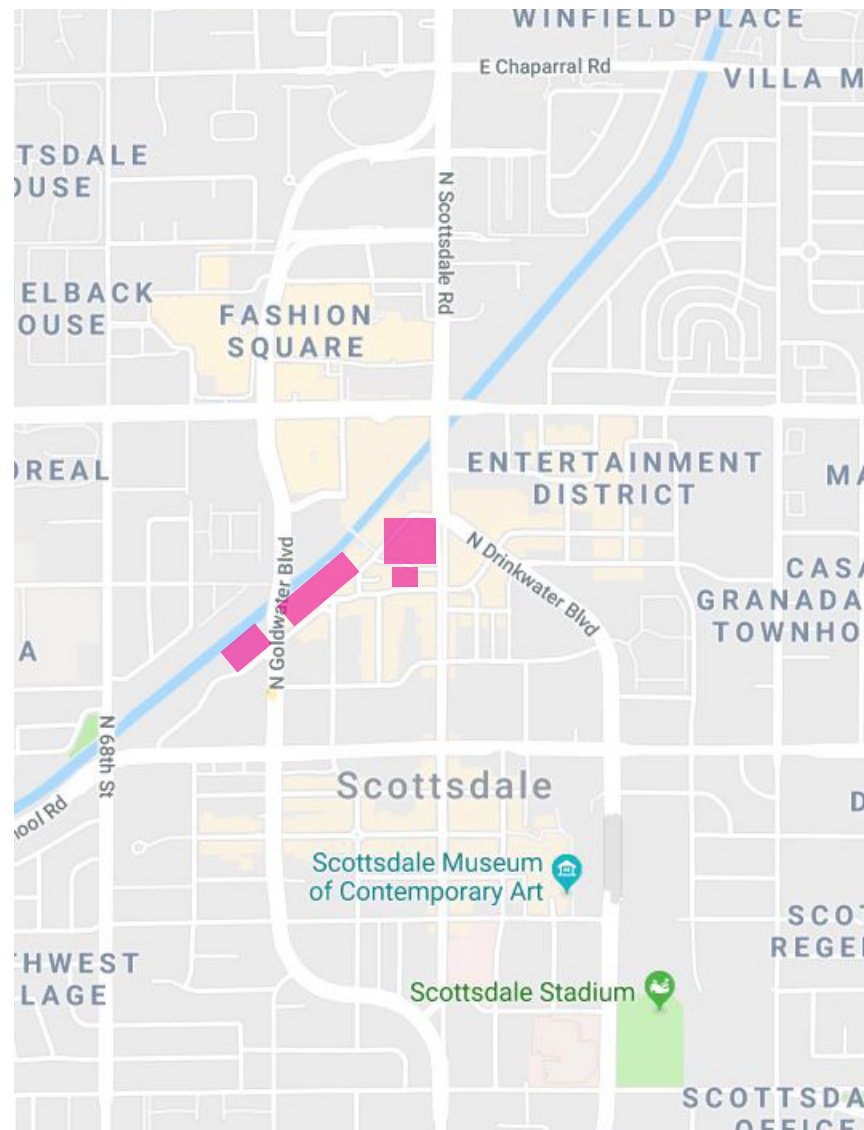
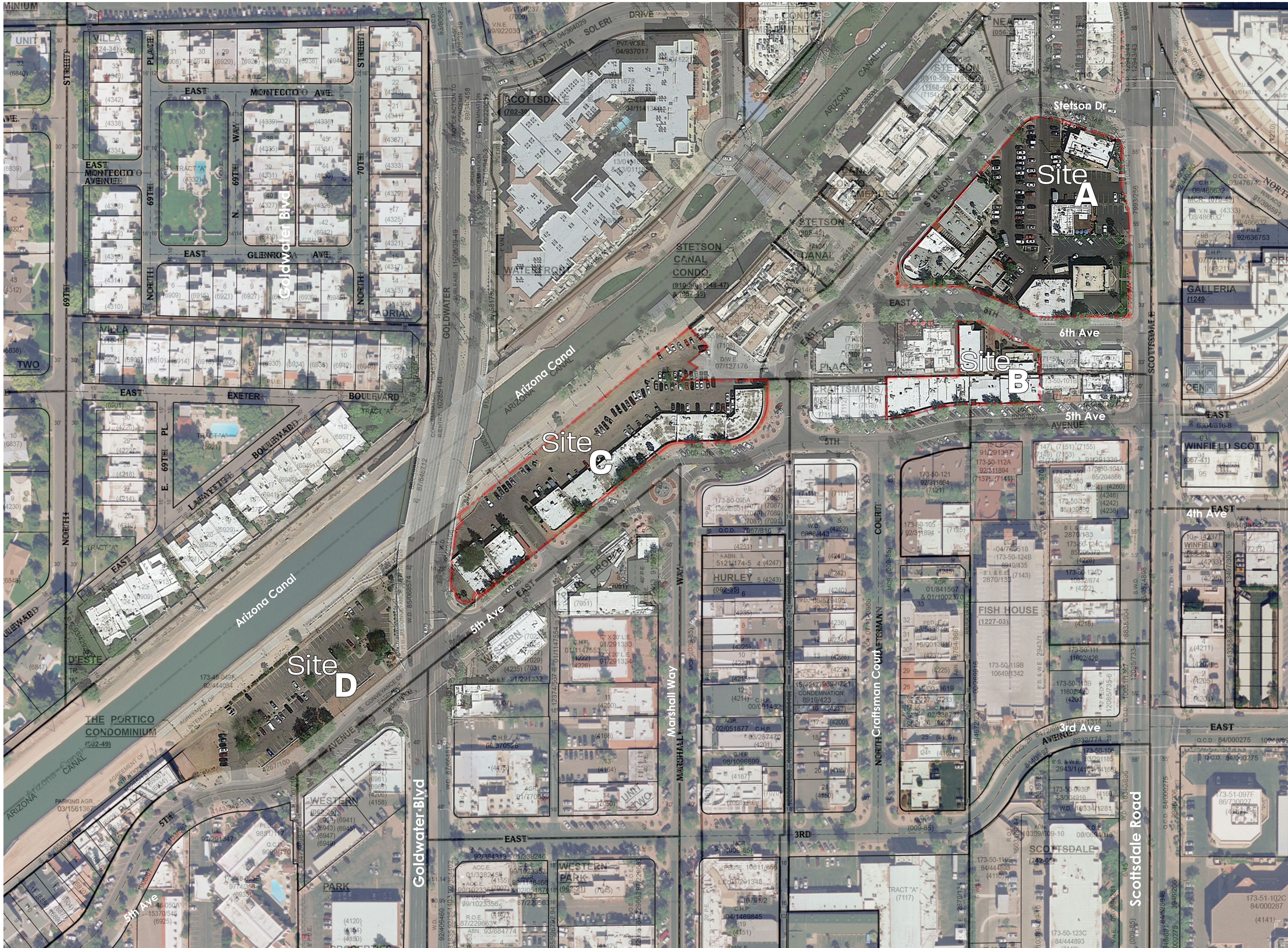
HOTEL

SouthBridge

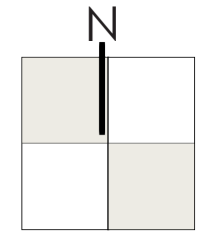
PLANNING & ZONING RESUBMITTAL
2019.05.06



PEDESTRIAN STREET



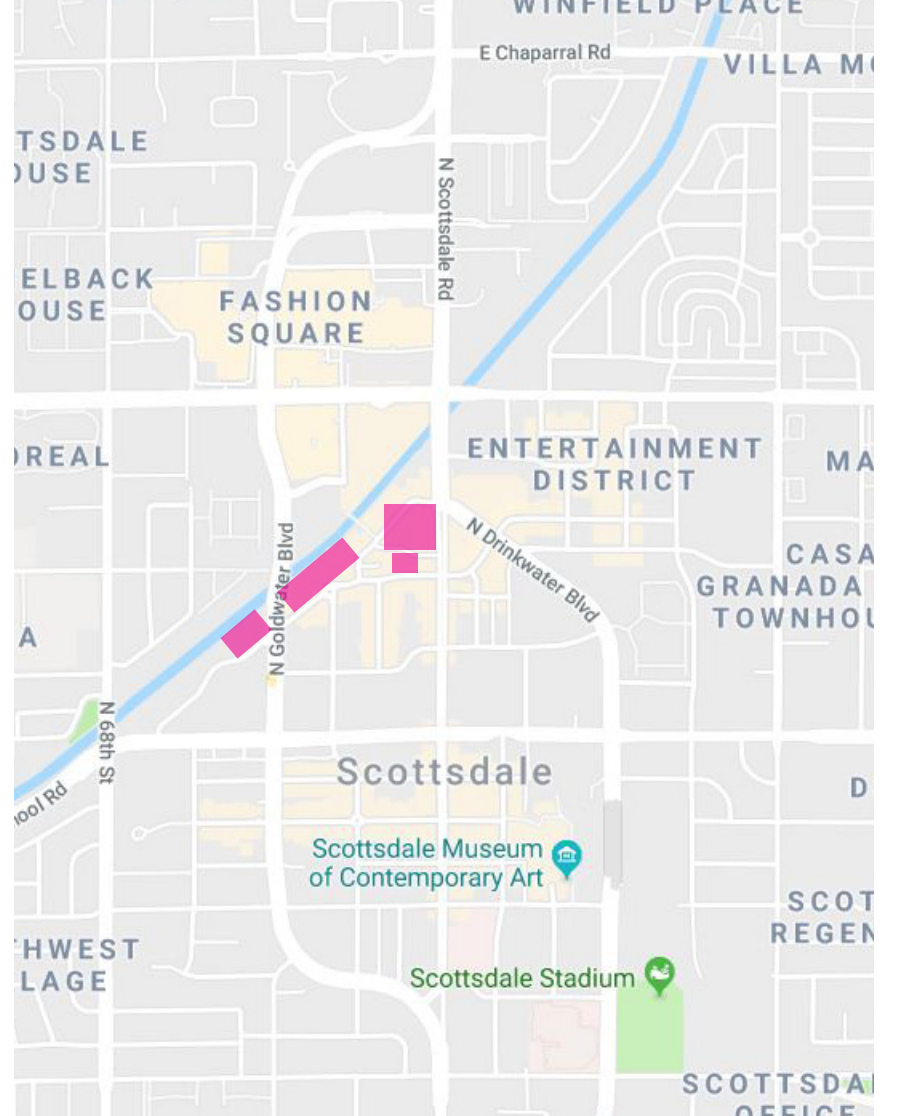
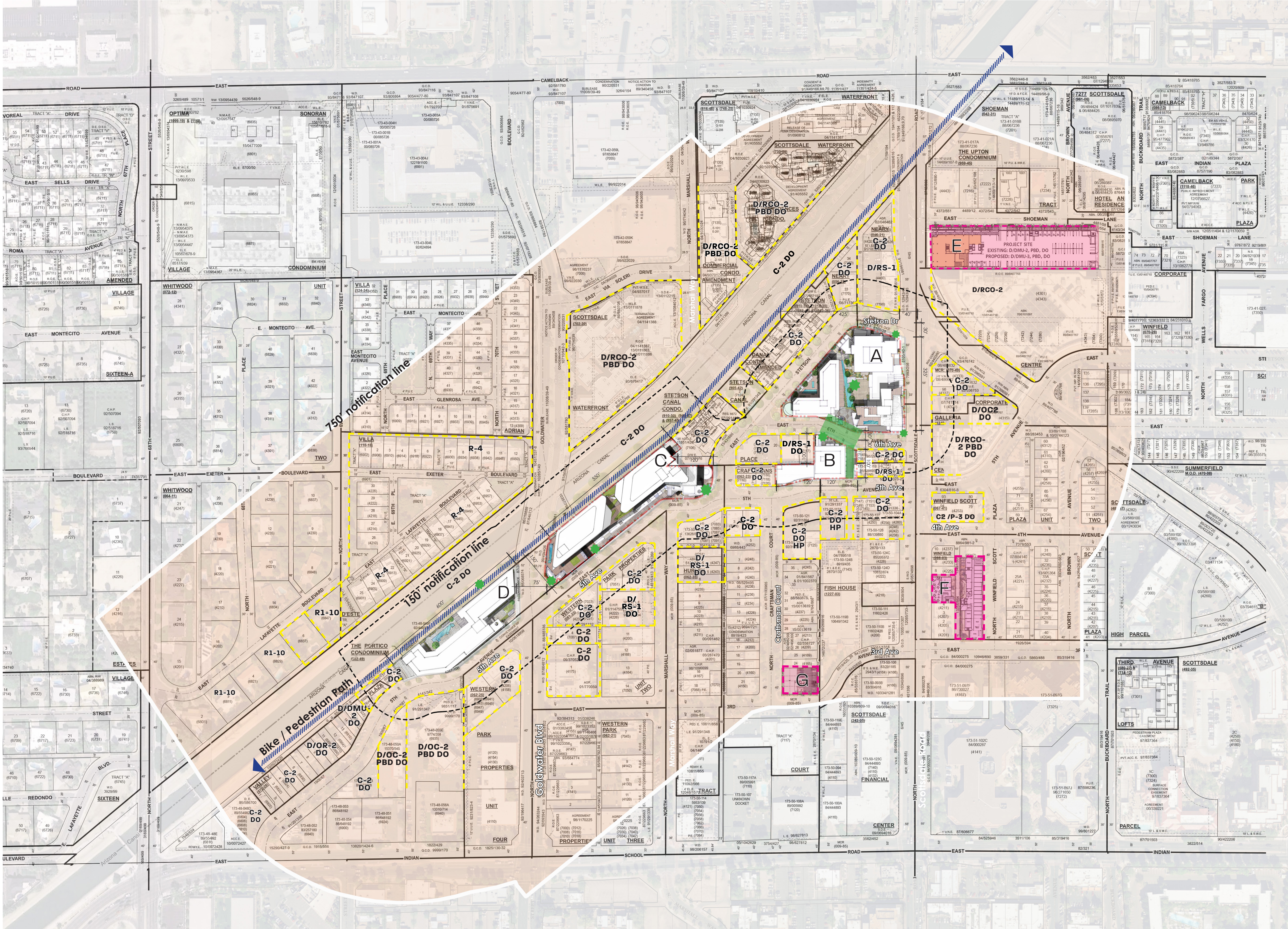
Location Plan



SouthBridge
Spring Creek Development
SouthBridge Expansion
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

M.01

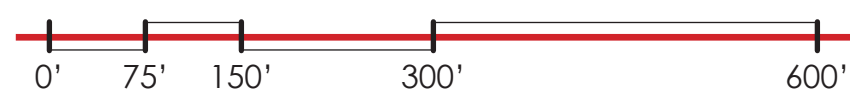
Existing Site Conditions



- Location Plan
- Key Plan**
- A Mixed-Use
 - B Hospitality Core
 - C Public Market
 - D Residential / Retail
 - E Office (not in project)
 - F Hotel (not in project)
 - G Mixed-Use (not in project)
- Public Art**
- Possible Art Locations
 - Art Paving Location

*E, F & G are other projects approved by DRB (not part of design)

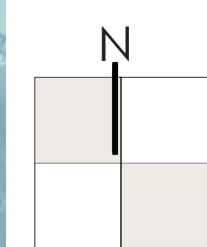
Proposed Project Context Plan



Location Plan

Key Plan

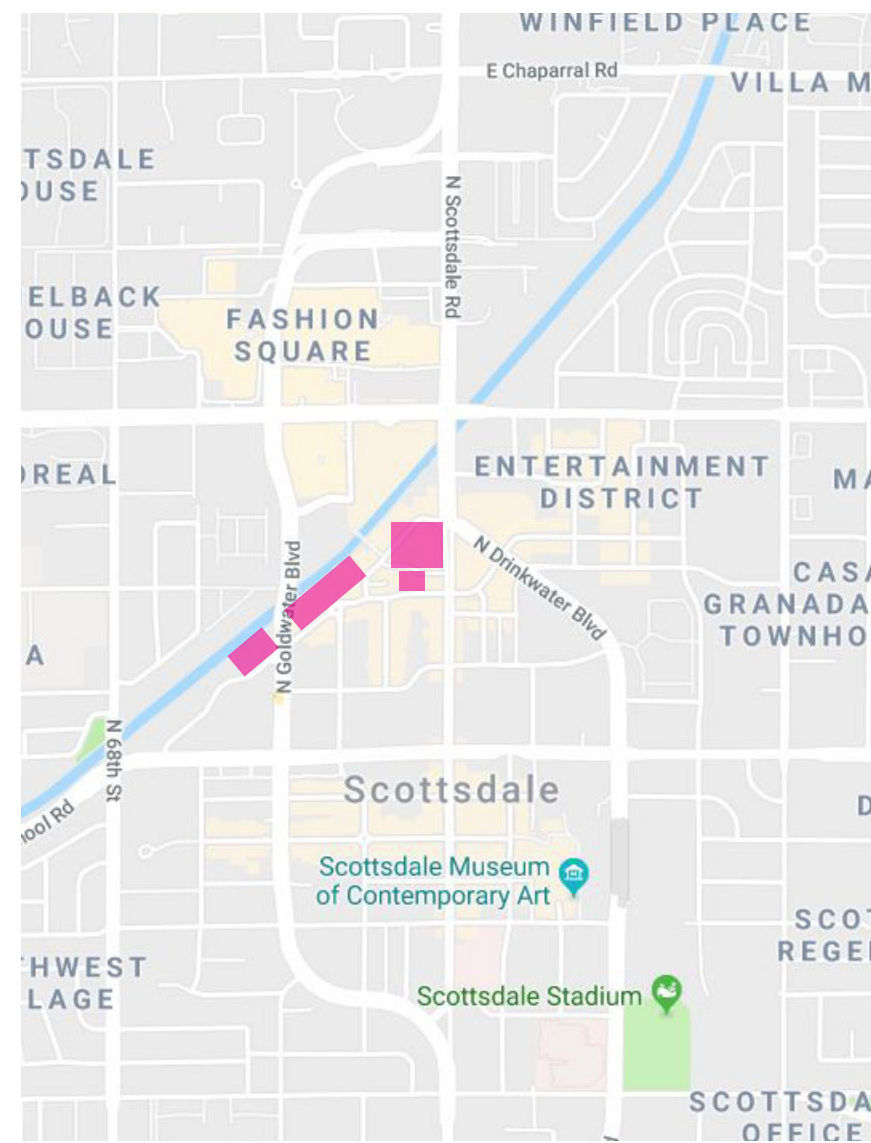
- | | |
|----------|------------------|
| A | Mixed-Use |
| | Hospitality Core |
| B | Public Market |
| C | Residential / |
| | Retail |
| D | Residential |



SouthBridge
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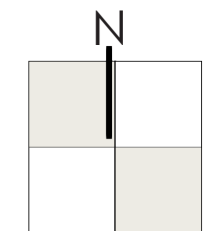
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

Downtown Character Plan : Downtown Development Type Map



Location Plan

- Key Plan**
- Phase 1**
D Residential
 - Phase 2**
C Residential & Ground Floor Retail Hospitality Core
 - Phase 3**
A Mixed Use: Office, Hotel & Residential
 - Phase 4**
B Public Market

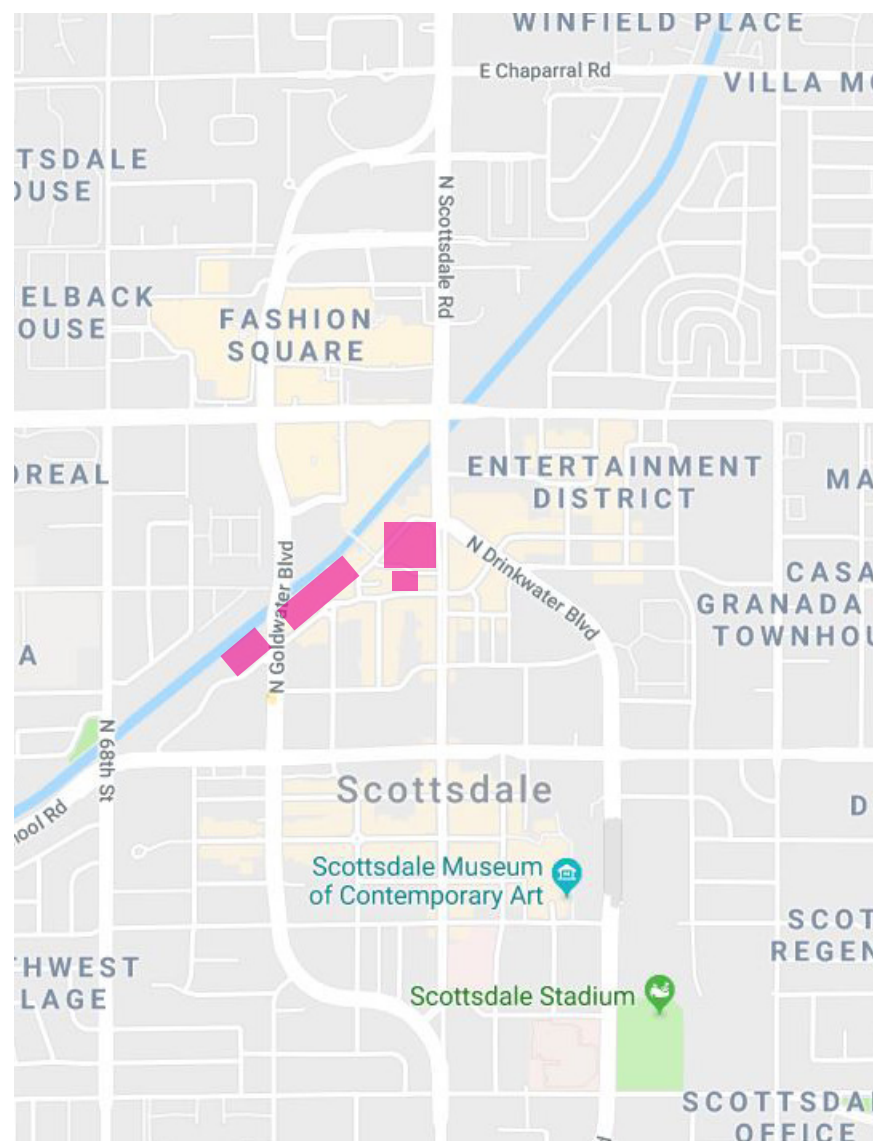
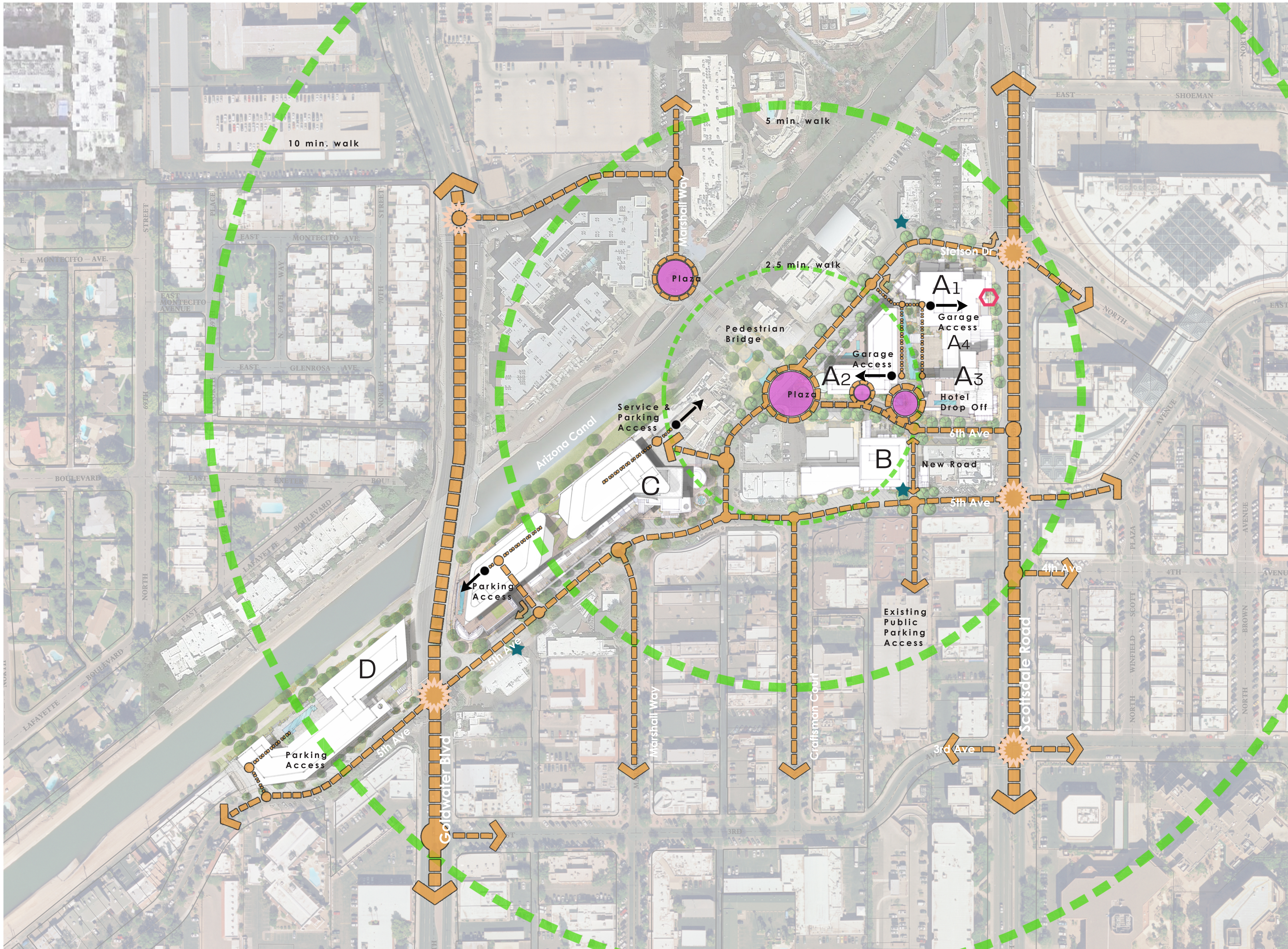


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Project Address: Downtown Scottsdale
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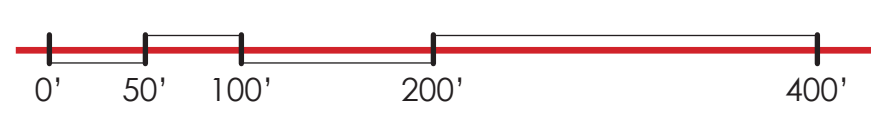
Proposed Master Phasing Plan

M.3

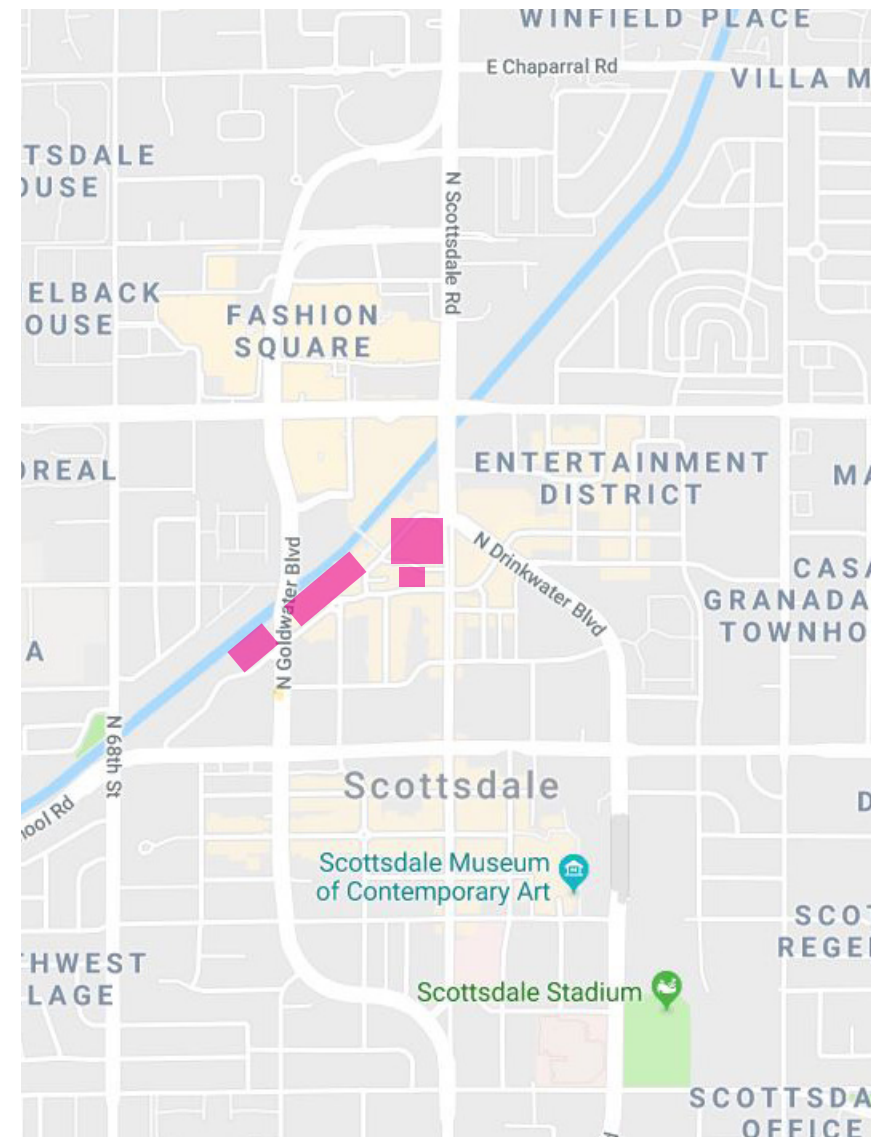


- Location Plan
- Key Plan**
- A Mixed Use Hospitality Triangle
 - A1 Office Building
 - A2 Residential
 - A3 Hotel
 - A4 Art Gallery
 - B Public Market
 - C Residential / Retail
 - D Residential

- Major Roadway
- Secondary Roadway
- Urban Space / Pedestrian Interface
- Major Intersection
- Roadway
- Below Grade Parking Access
- On Grade Below Structure Parking Access
- Walking Distance
- Bus Stop
- Trolley Stop
- Right Out Intersection

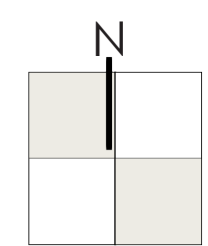


Proposed Project Master Plan: Vehicular Linkage

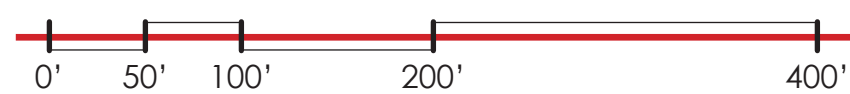


- Location Plan
Key Plan
- A** Mixed Use Hospitality Triangle
 - A1 Office Building
 - A2 Residential
 - A3 Hotel
 - A4 Art Gallery
 - B** Public Market
 - C** Residential / Retail
 - D** Residential

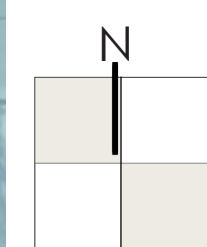
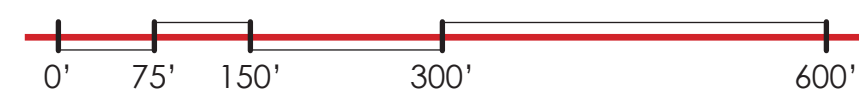
- Major Pedestrian Route
- Intersection
- Key Urban Space
- Cross Walk
- Pedestrian Way
- Retail Colonnade
- Walking Distance
- Public Art Opportunity



SouthBridge
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SouthBridge Expansion
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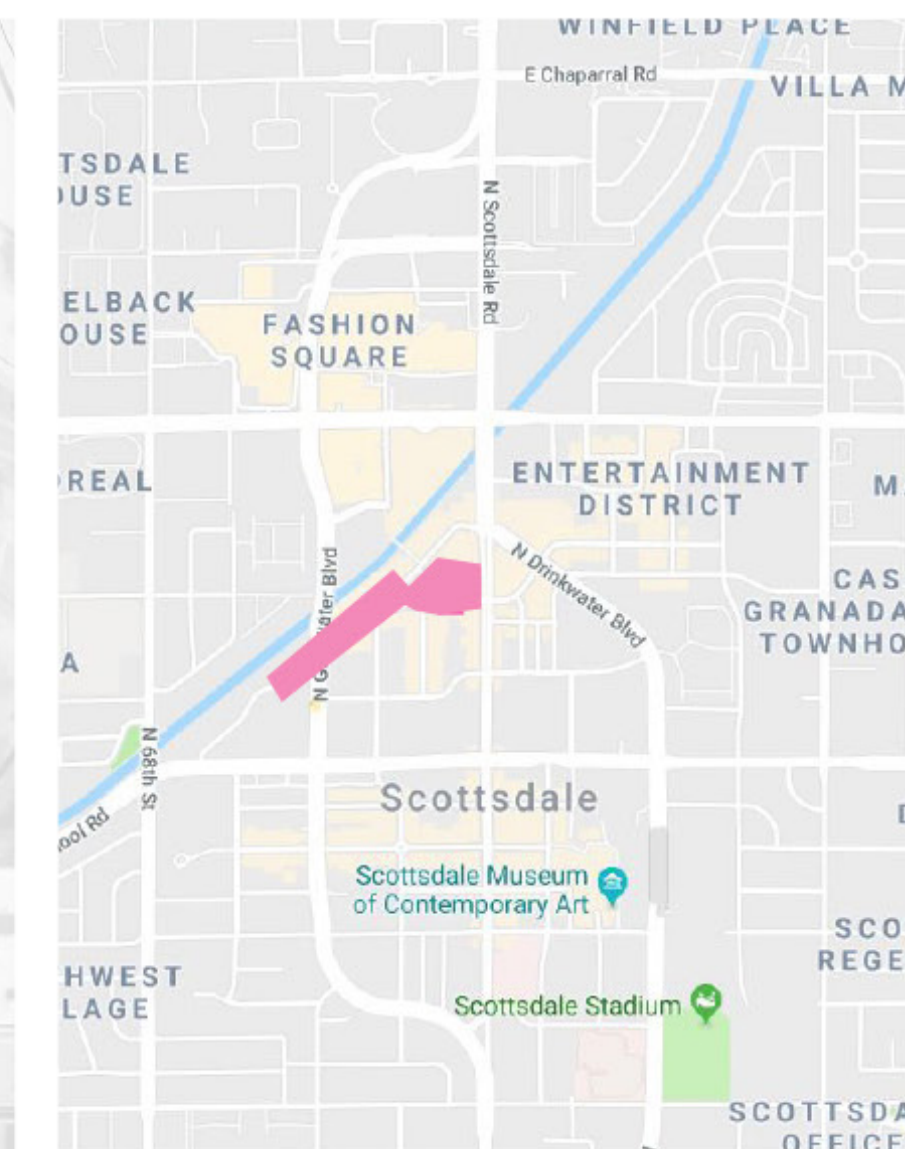
Proposed Project Master Plan: Pedestrian Linkage



M.6

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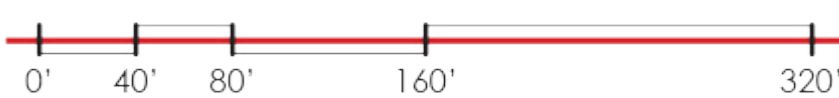
Legend

- 1 Acid-etched concrete sidewalks
- 2 Permeable pavers at infiltration zones
- 3 Specialty paving at mini-plazas
- 4 Amenity area - specialty paving pattern
- 5 Enhanced crosswalks -stamped/colored asphalt
- 6 Asphalt roadway and parking
- 7 Bio-swale garden
- 8 Retaining wall/low seat wall
- 9 Gateway marker
- 10 Comprehensive street/ sidewalk paving
- 11 Parking Garage Access
- 12 Repurposed horse water feature
- 13 Splash water feature at Palm Court
- 14 Hammock Grove
- 15 The Stand
- 16 Art Feature
17. Catenary Lighting Rings

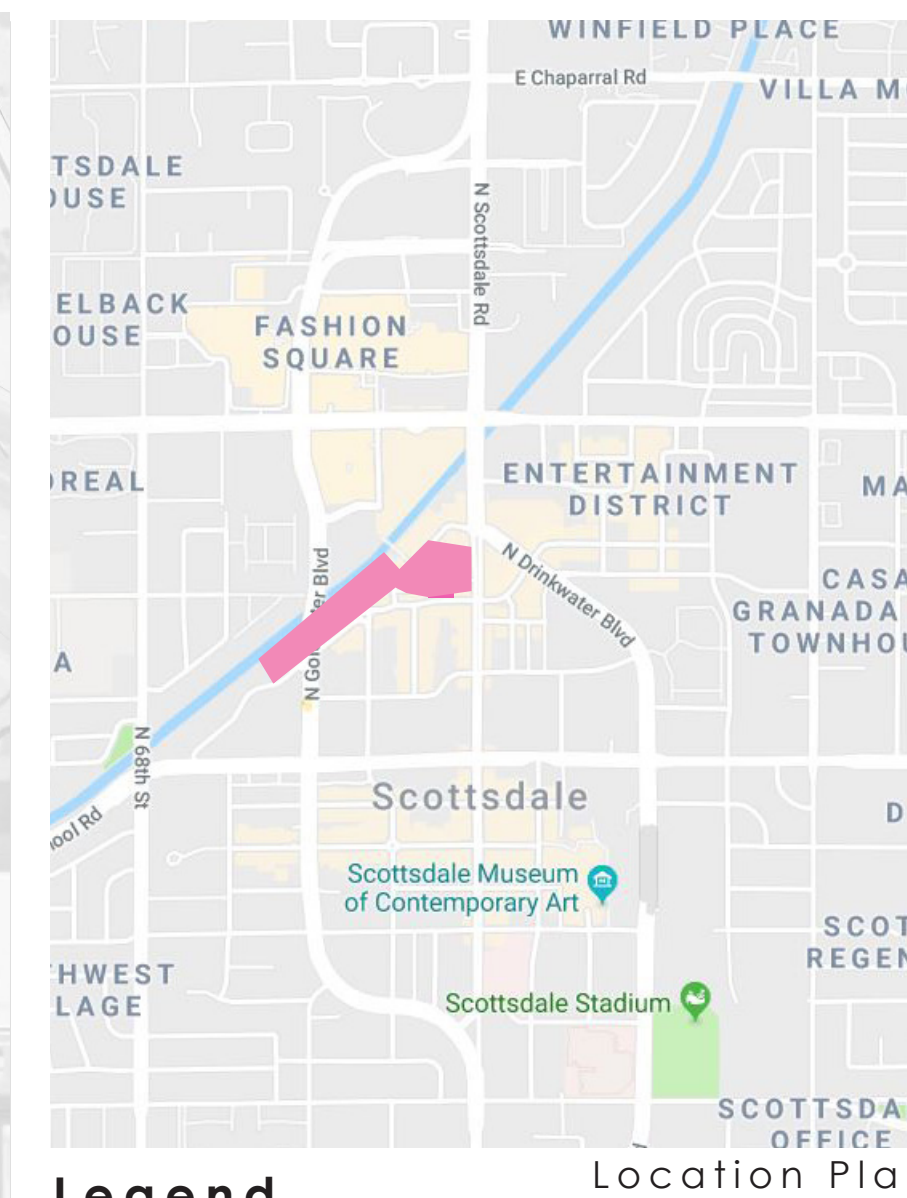


SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2018.08.30



Overall Hardscape Master Plan
COLWELL SHELOR LANDSCAPE ARCHITECTURE

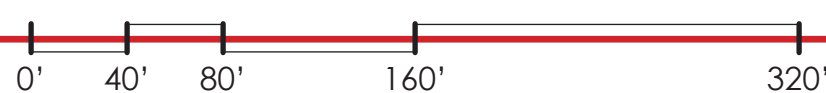


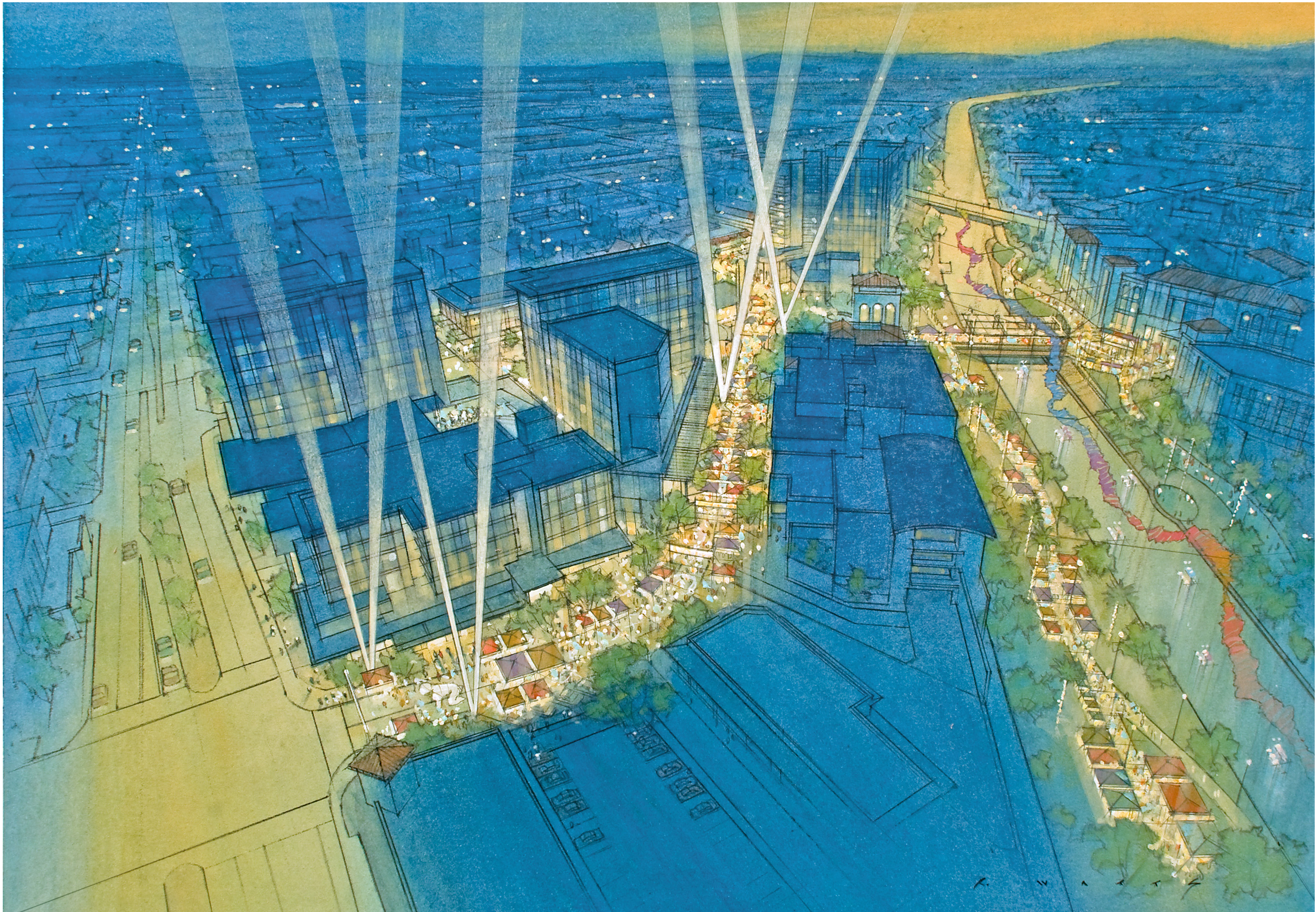
- Legend**
- 1 Date Palms
 - 2 Large Shade Trees
Heritage Live Oak
Evergreen Elm
 - 3 Medium Shade Trees
Desert Museum Ironwood
Sweet Acacia
 - 4 Flowering/Accent Trees
Anacacho Orchid Tree
Chihuahuan Orchid Tree
Mediterranean Fan Palm
Texas Mountain Laurel
 - 5 Understory:
Shrubs / Groundcover
Bougainvillea
Blue Bells
Coral Fountain
Trailing Lantana
Tecoma spp.
Accents
Blue Glow Agave
Desert Spoon
Hesperaloe spp.
Golden Barrel Cactus
Mexican Fence Post
Parry's Agave
Pale Leaf Yucca
Totem Pole Cactus
Grasses
Pink Muhly
Deer Grass
 - 6 Turf

N

SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2018.08.30





SouthBridge
 Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

Character Study: Night Sky Line

M.13

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Key Plan

General Data

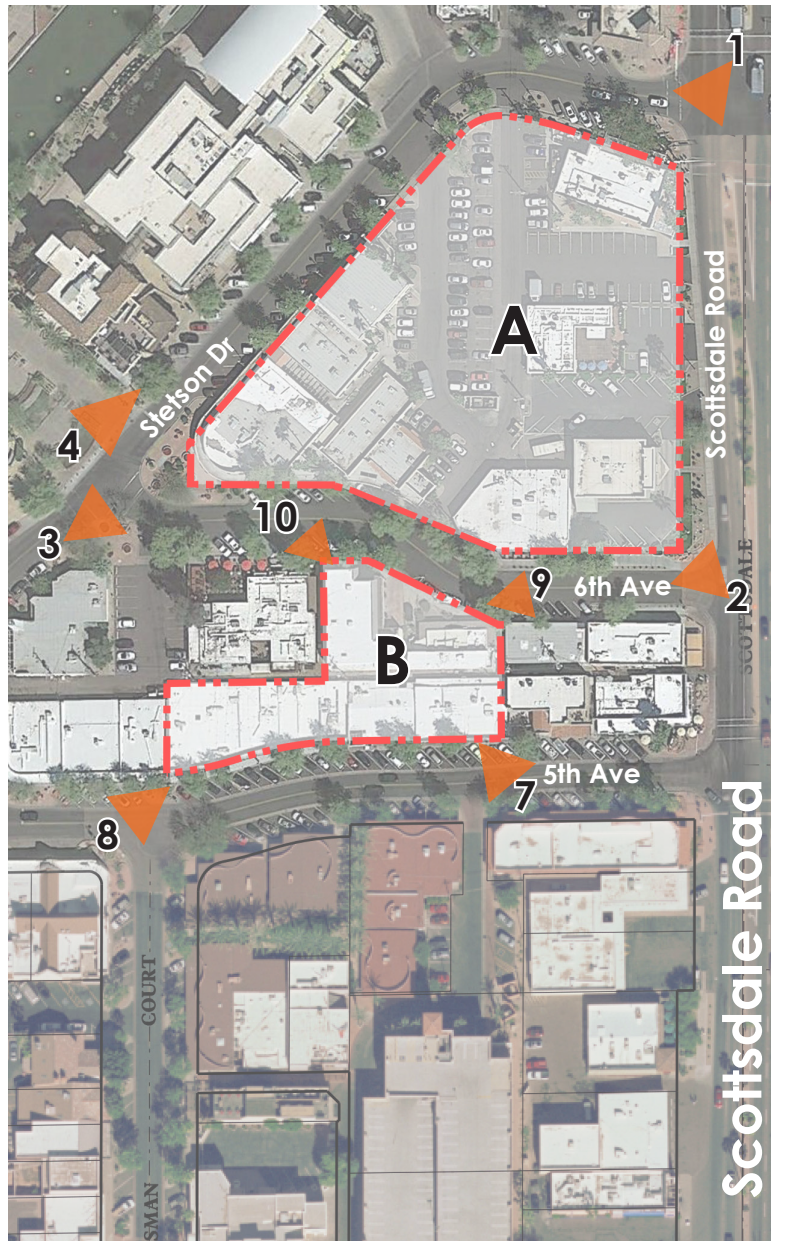
Total Gross Area (A)	158,902 sf 3.648 ac
Total Net Area (A)	102,454 sf 2.352 ac
Existing Zoning	C-2

Site Photography : Existing Conditions : Site A

SouthBridge
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SouthBridge Expansion

Project Address: Downtown Scottsdale
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A.0
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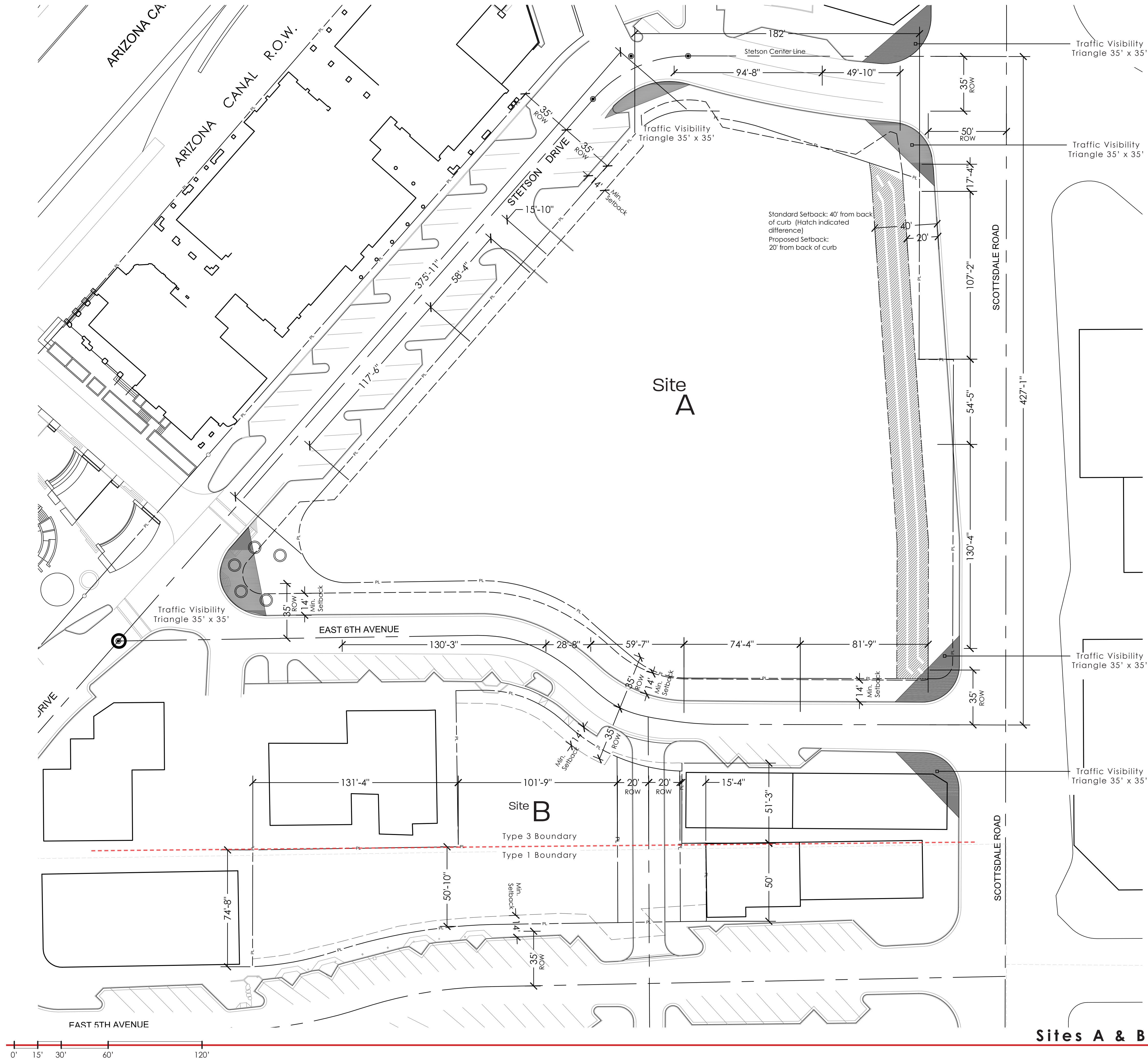


Key Plan

General Data

Total Gross Area (B)	46,536 sf 1.068 ac
Total Net Area (B)	25,730 sf 0.591 ac
Existing Zoning	C-2

Site Photography : Existing Conditions : Site B



Location Plan

Sites A & B | Site Dimension Plan

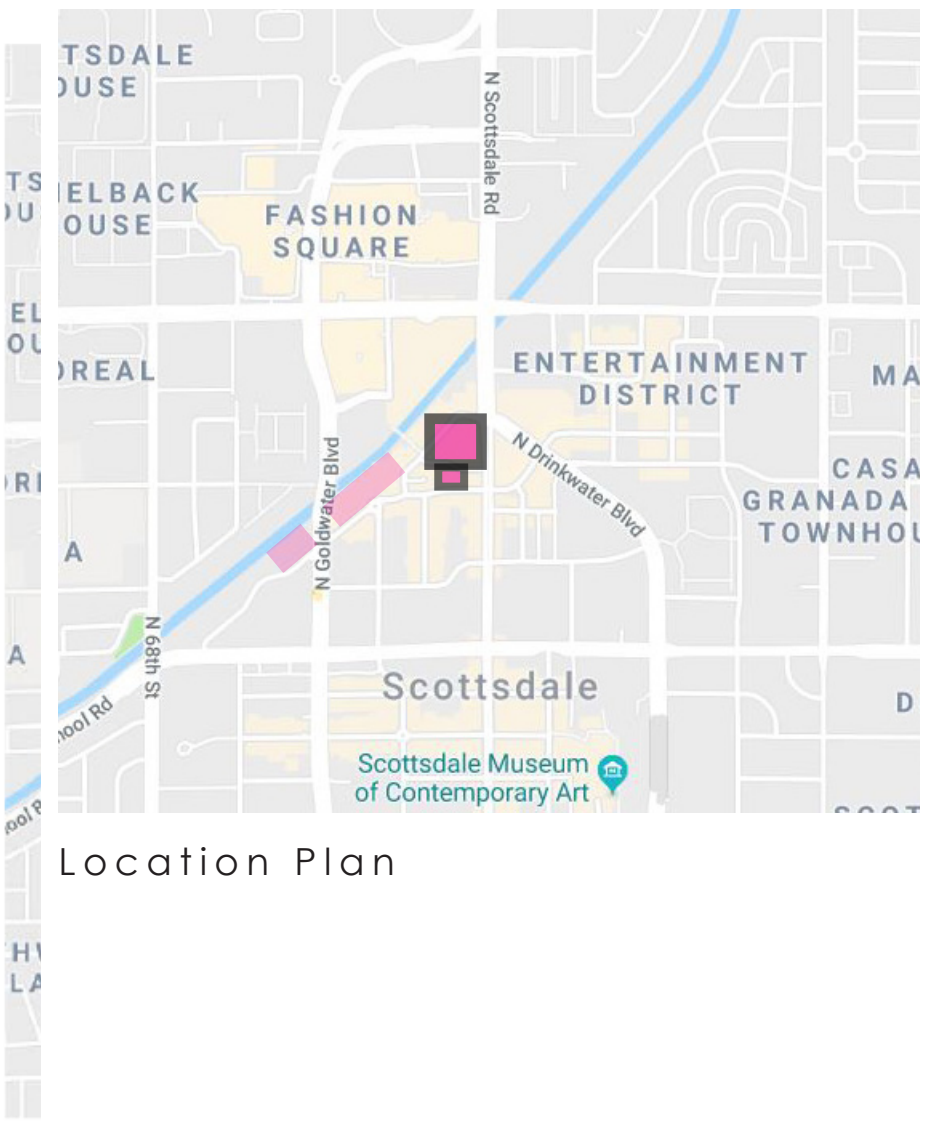
SouthBridge
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SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

A.2

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Location Plan

Line of Garage
Below

Tree Grates

Benches

Acid Etched Concrete

Pervious Paving at Tree
Zone

Amenity Areas

The Stand
Movable Chairs &
Tables

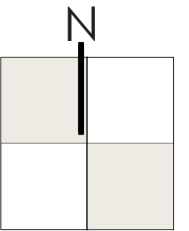
Specialty Paving

Hotel Bar Patio

Movable Chaise
Lounge Chairs

Splash Water Feature

Enhanced
Crosswalks

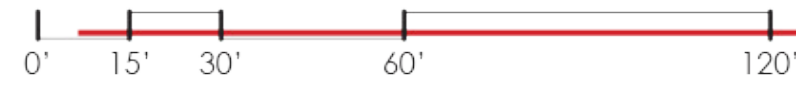


SouthBridge
Spring Creek Development
SouthBridge Expansion

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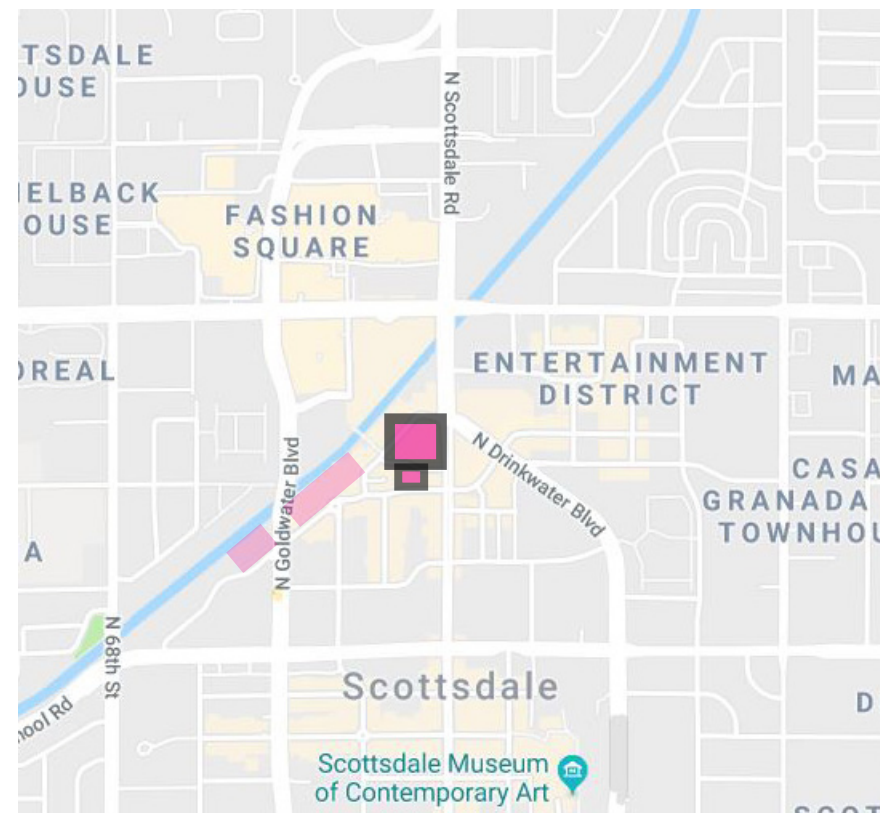
AH.1

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Enlarged Hardscape Plan - Hospitality Core & Retail

COLWELL SHELOR LANDSCAPE ARCHITECTURE



Location Plan

Desert Museum
Understory Planting:
(Masses of Accents)
Blue Glow Agave
Coral Fountain
Desert Spoon
Hesperaloe
Lantana

Evergreen Elm
Heritage Live Oak
Street Planting:
(Shade Planting)
Coral Fountain
Blue Glow Agave
Totem Pole Cactus

Line of Garage Below

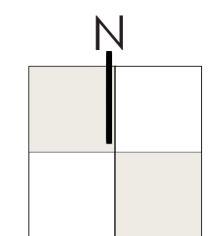
The Stand
Heritage Live Oak
Understory Planting:
(North)
Blue Glow Agave
Tacoma spp.
Mexican Fence Post
Pink Muhly

Palm Court:
Date Palms

Chihuahuan Orchid
Tree

Desert Museum

Sweet Acacia
Evergreen Elm



SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
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Issue Date: 2019.05.06

AL.1

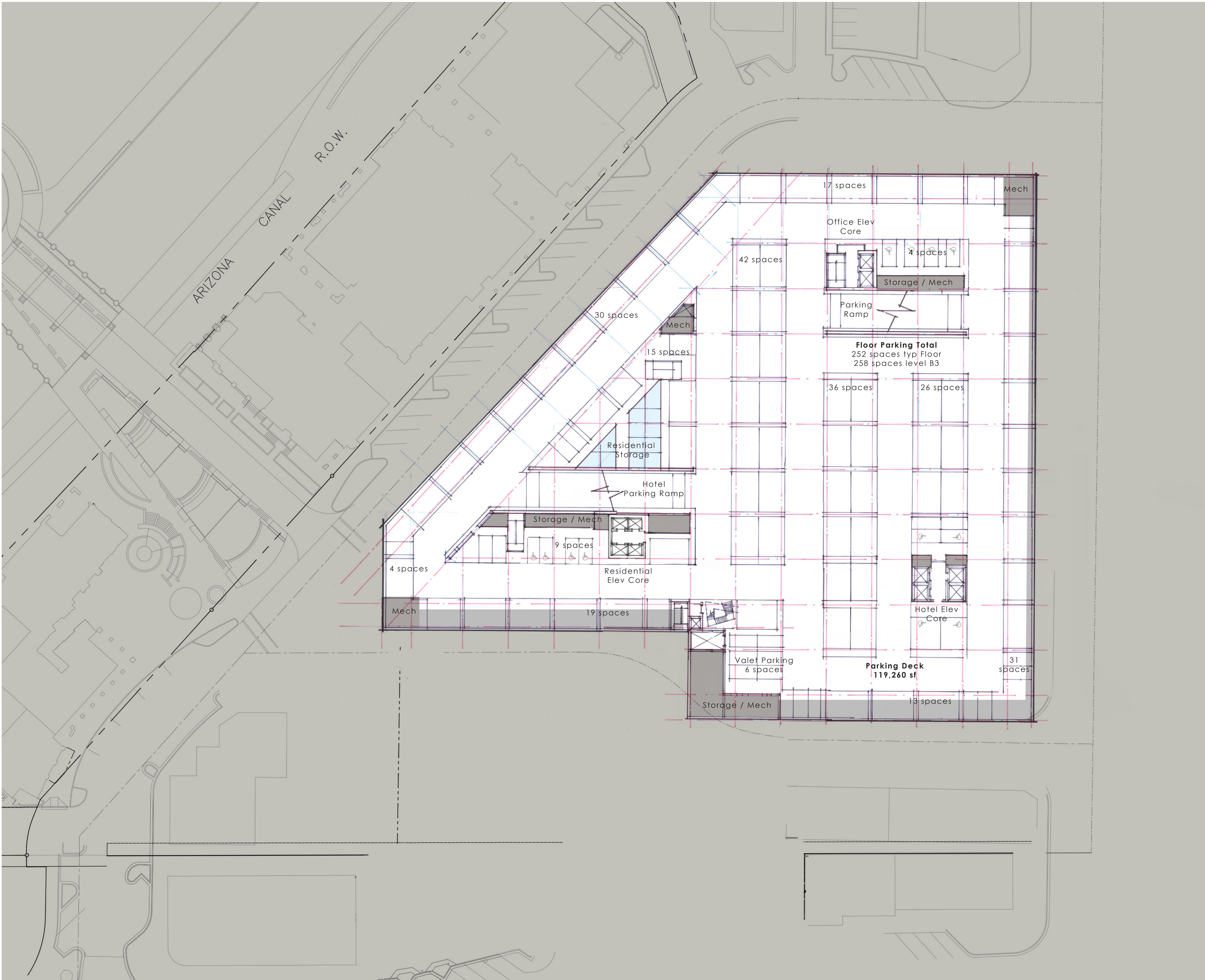
COLWELL SHELOR LANDSCAPE ARCHITECTURE

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0' 15' 30' 60' 120'

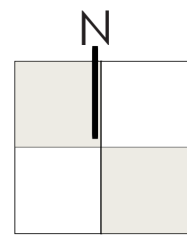
Enlarged Landscape Plan - Hospitality Core & Retail



Location Plan

Parking Sites A+B

PARKING FOR SITE A	
Total Spaces Required	791 spaces
Bicycle Spaces Required	80 spaces
PARKING B	
Total Spaces Required	37 spaces
Bicycle Spaces Required	4 spaces
Total Spaces Required	828 spaces
ADA Req.	34 spaces
*(4% Total Prov.)	
SITE A PARKING PROVIDED	
On Grade	36 spaces
Below Grade (1)	252 spaces
Below Grade (2)	252 spaces
Below Grade (3)	258 spaces
On Street	18 spaces
SITE B PARKING PROVIDED	
Lot Credits	26 spaces
On Street	18 spaces
Total Spaces Provided	860 spaces

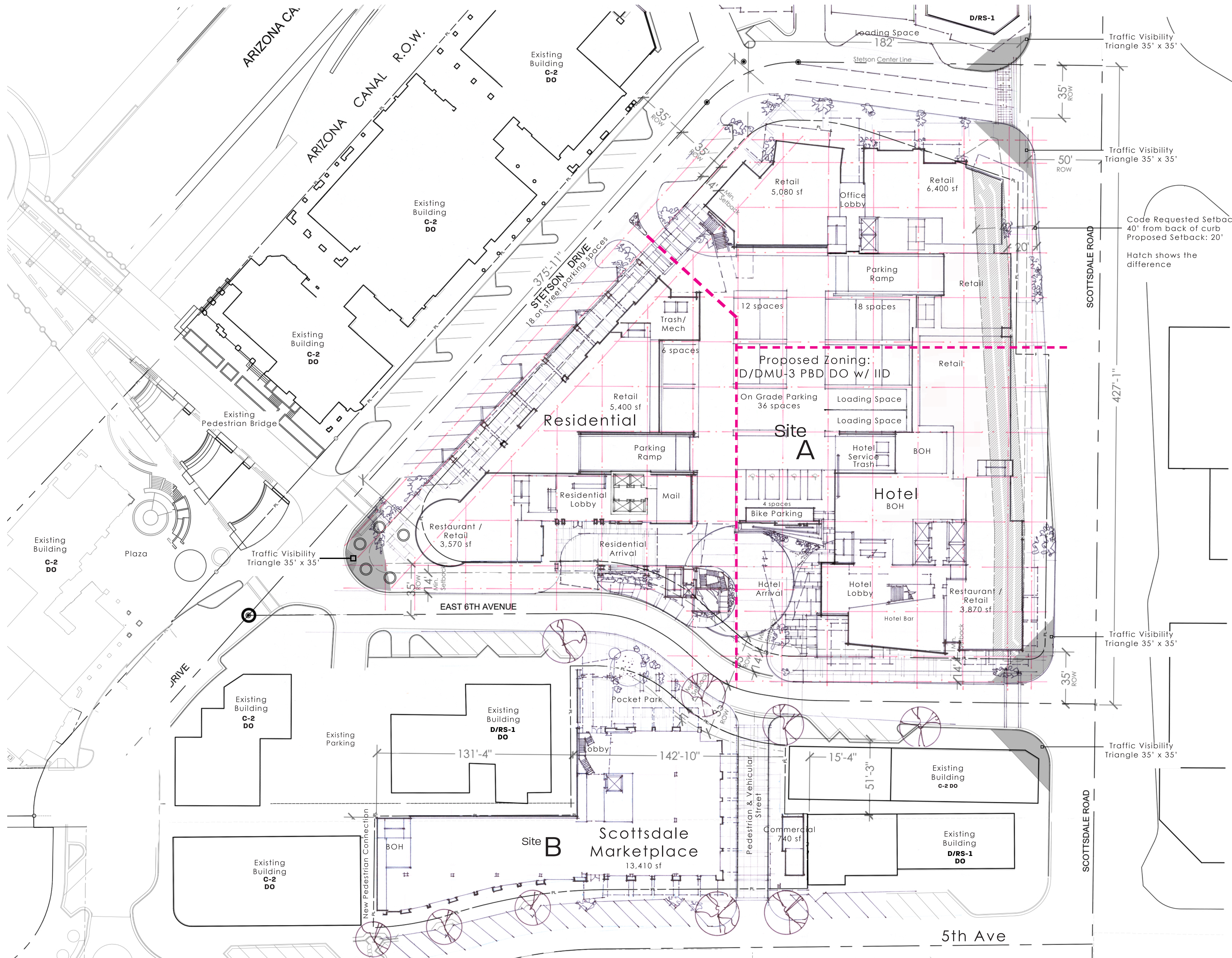


SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
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Sites A & B | Typical Parking Level | Levels B1 & B2

A.3



Location Plan

Project Data

Site A Data (Mixed Use)

Lot Area: Gross	158,902 sf
Lot Area: Net	102,454 sf
Current Zoning	C2 DO Type II
Proposed Zoning	D/DMU-3 PBD DO with IID

Gross Building Area	795,900 sf
Open Space Required	NA
Open Space Provided	6,400 sf

Site B Data (Mixed Use)

Lot Area: Gross	46,536 sf
Lot Area: Net	25,730 sf
Current Zoning	C2 DO Type I & II
Proposed Zoning	D/DMU-3 PBD DO with IID

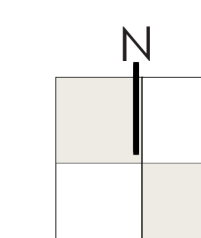
Gross Building Area	45,600 sf
Open Space Required	NA
Open Space Provided	7,100 sf

Residential

Total Units	171 keys
-------------	----------

Hotel

3rd - 12th Floor	21 keys
Total keys	200 keys



SouthBridge
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SouthBridge Expansion

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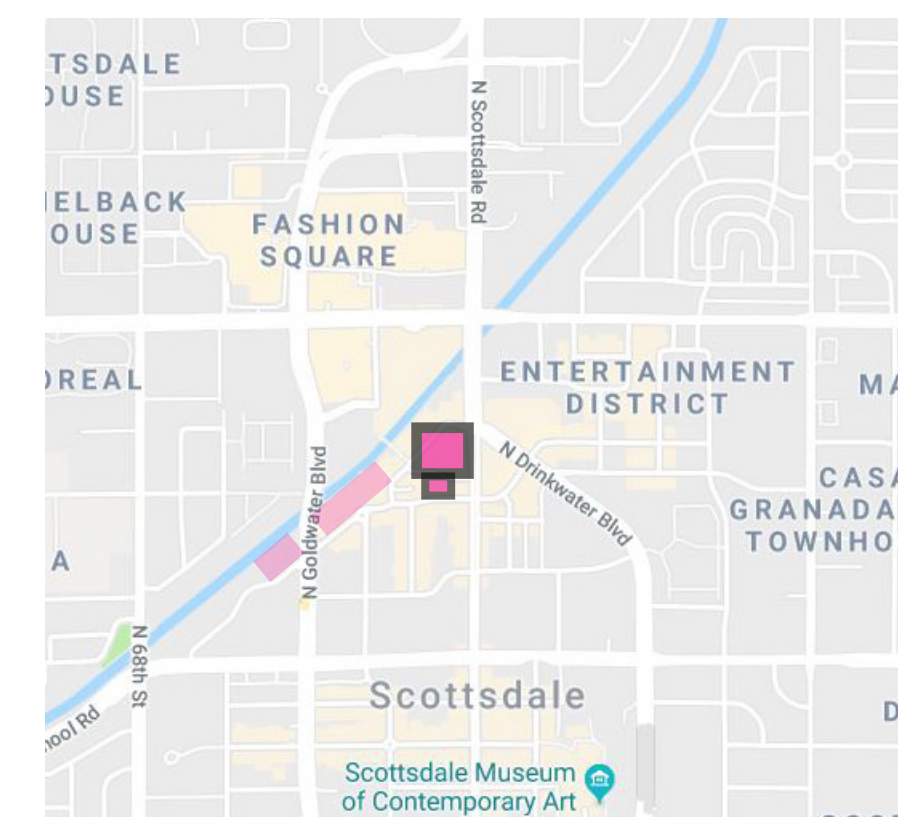
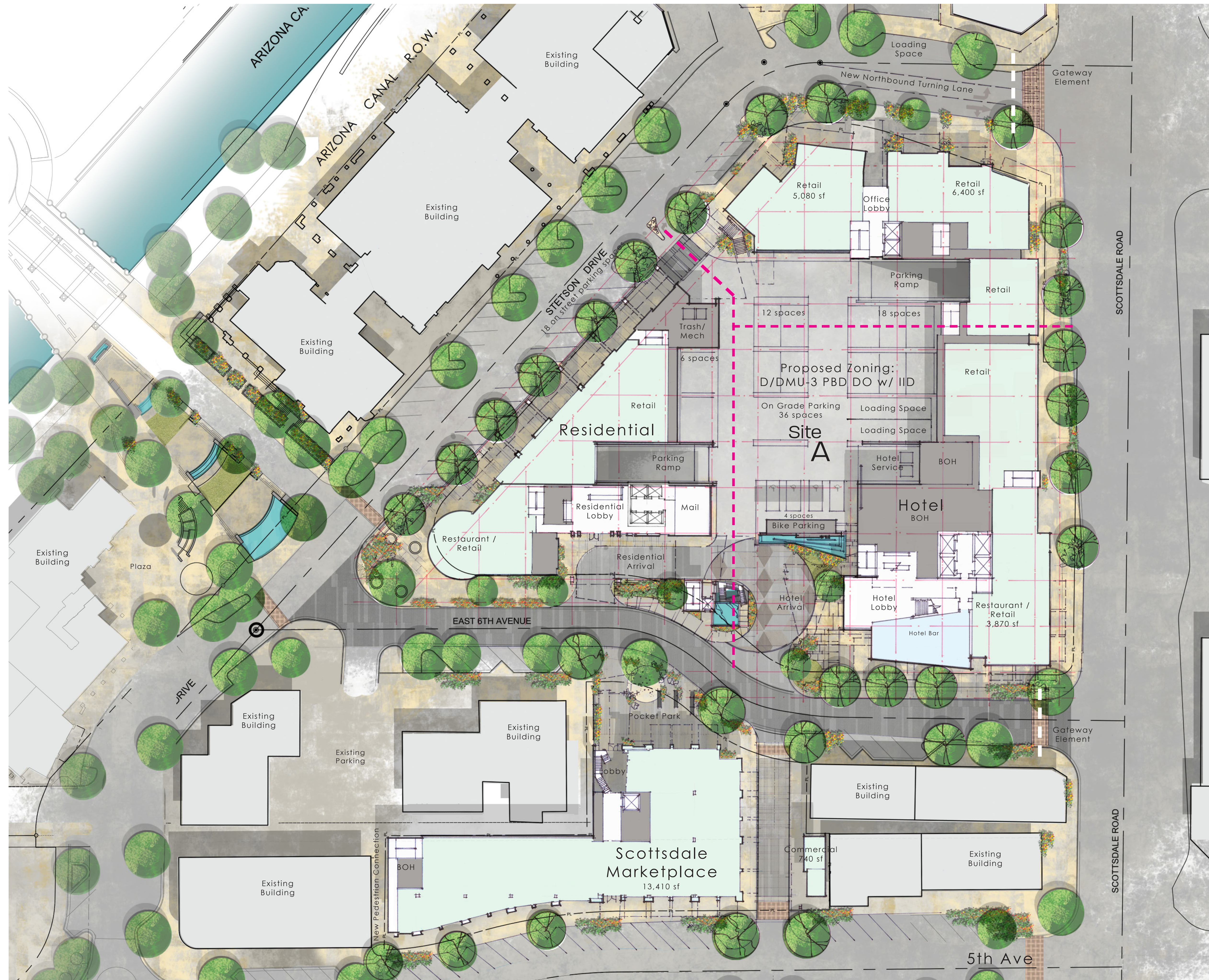
Sites A & B | 1st Floor Plan / Site Plan

All Areas are preliminary & approximate

A.4

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Location Plan

Project Data

Site A Data (Mixed Use)

Lot Area: Gross 158,902 sf
(All Type III)
Lot Area: Net 102,454 sf

Current Zoning C2 DO Type II
Proposed Zoning D/DMU-3 PBD DO with IID

Gross Building Area 795,900 sf
Open Space Required NA
Open Space Provided 6,400 sf

Site B Data (Mixed Use)

Lot Area: Gross 46,536 sf
(Type I & Type III)
Lot Area: Net 25,730 sf

Current Zoning C2 DO Type I & II
Proposed Zoning D/DMU-3 PBD DO with IID
D/DC-1 PBD DO with IID

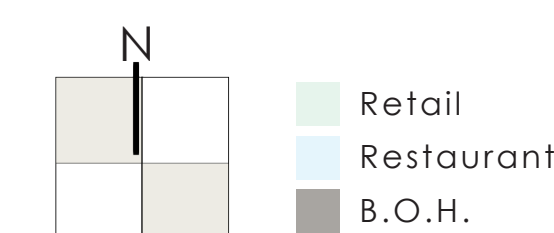
Gross Building Area 45,600 sf
Open Space Required NA
Open Space Provided 7,100 sf

Residential

Total Units 184 keys

Hotel

Total keys 200 keys



SouthBridge
Spring Creek Development
SouthBridge Expansion

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Sites A & B | 1st Floor Plan / Site Plan

All Areas are preliminary & approximate

A.5

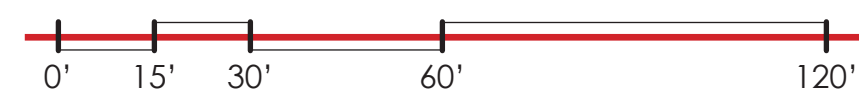
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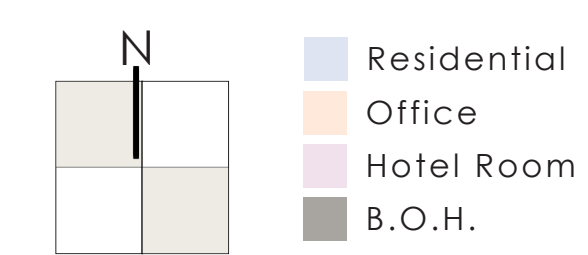


SouthBridge
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Sites A & B | 2nd Floor
 All Areas are preliminary & approximate



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SouthBridge Expansion

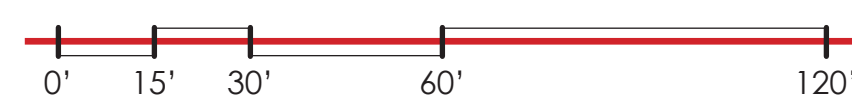
Project Address: Downtown Scottsdale
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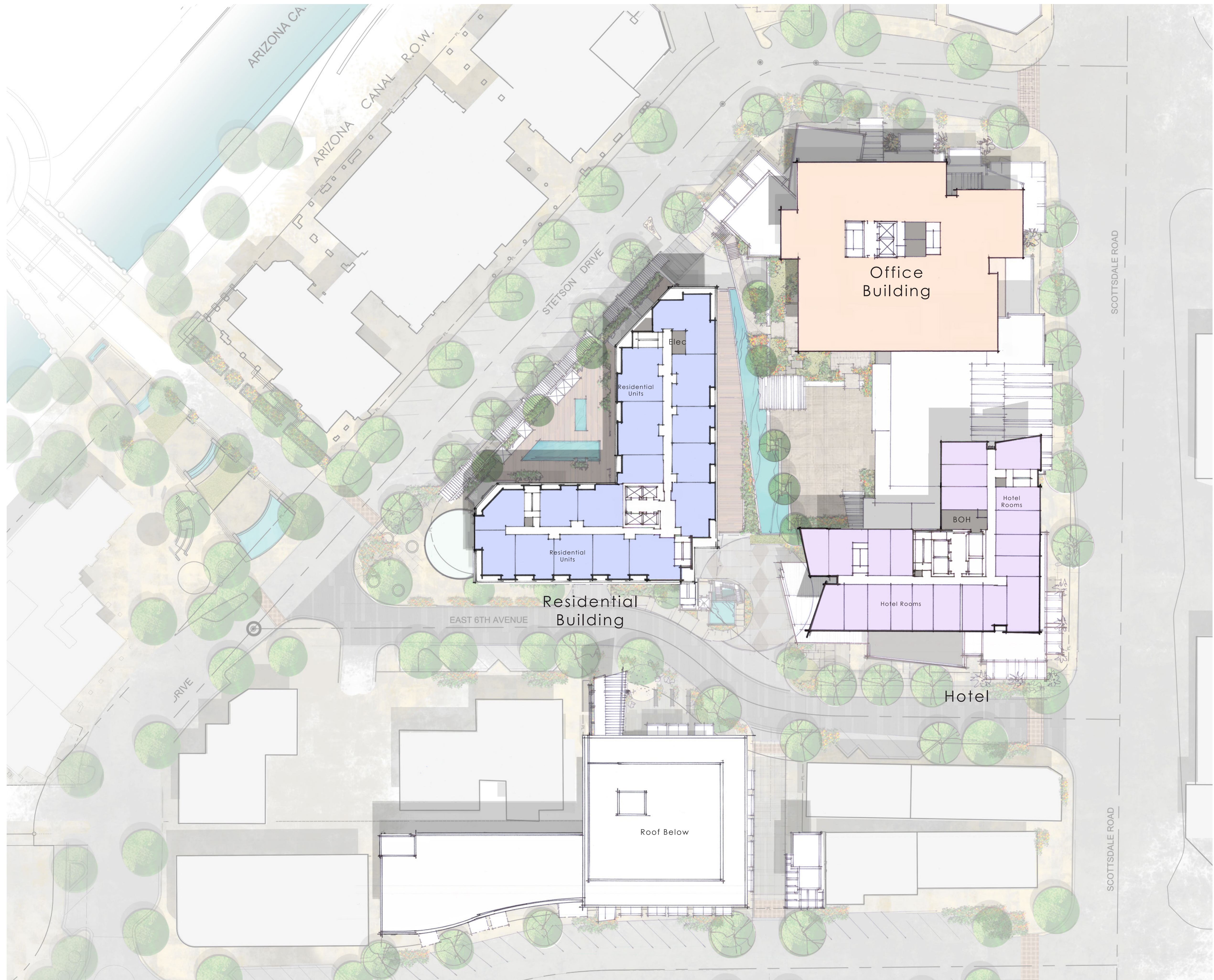
Siest A & B | 3rd Floor

All Areas are preliminary & approximate

A.7
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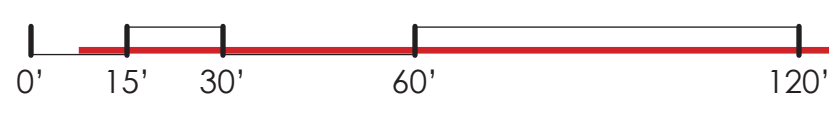
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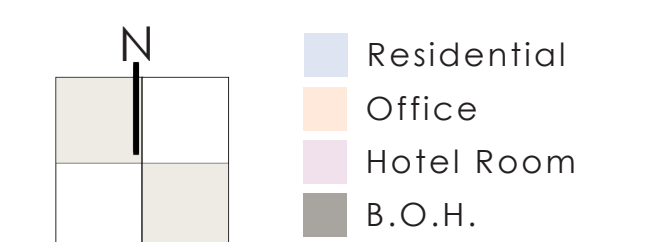
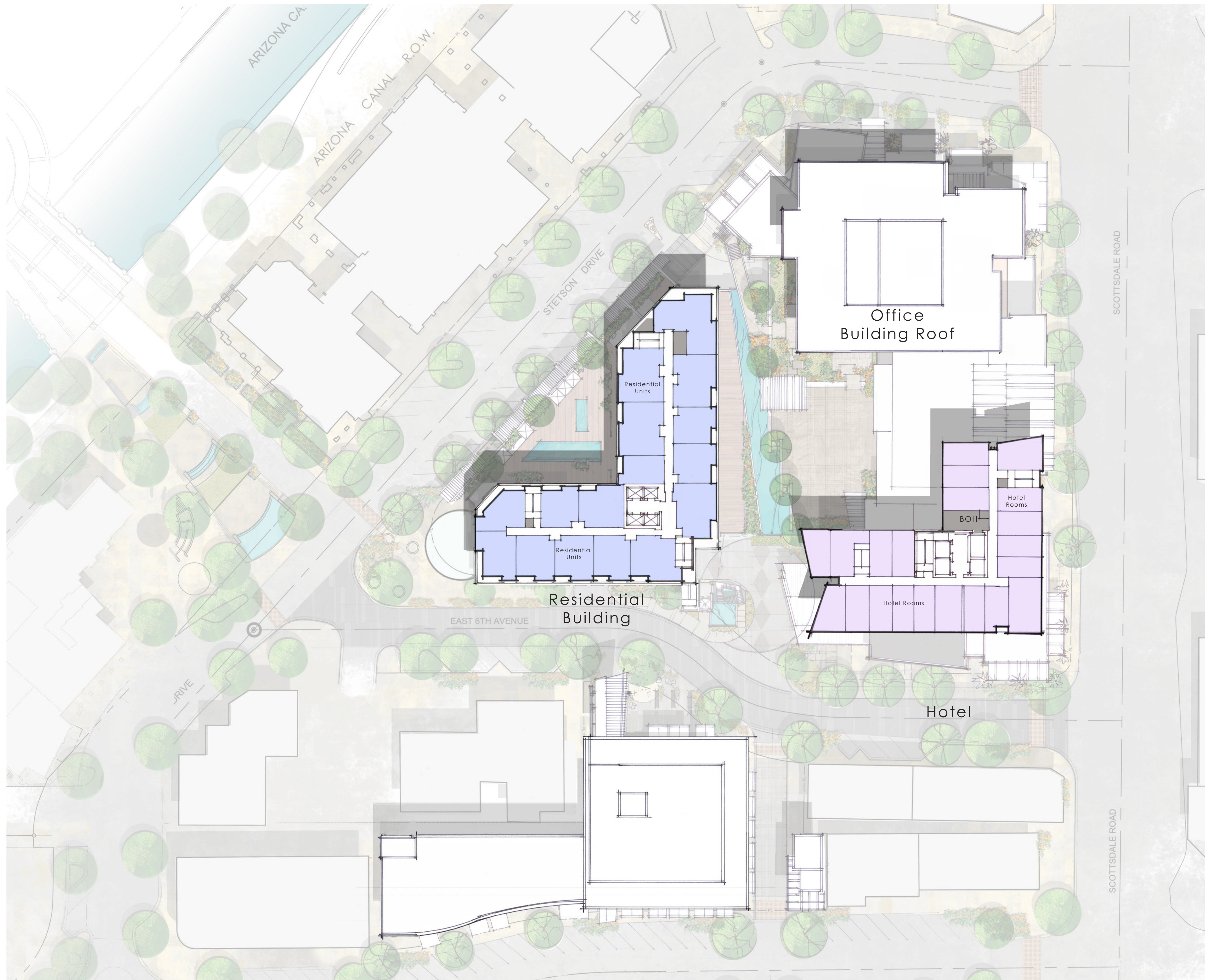


SouthBridge
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Site A & B | Typical Floor | Floors 4 - 9
 All Areas are preliminary & approximate



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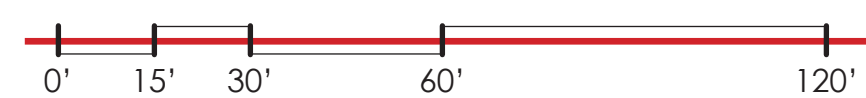
Sites A & B | 10th - 12th Floor

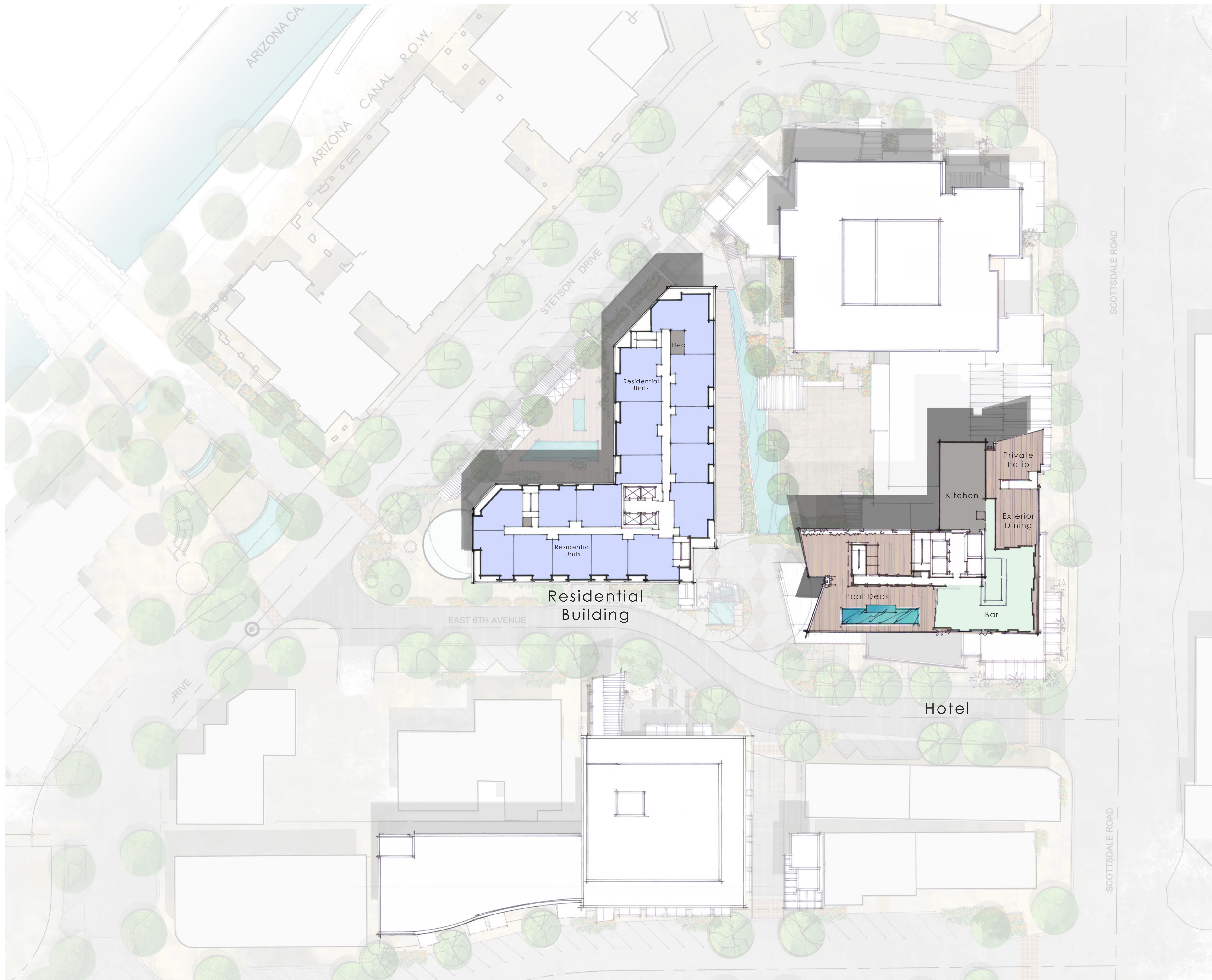
All Areas are preliminary & approximate

A.9

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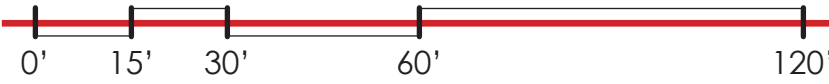


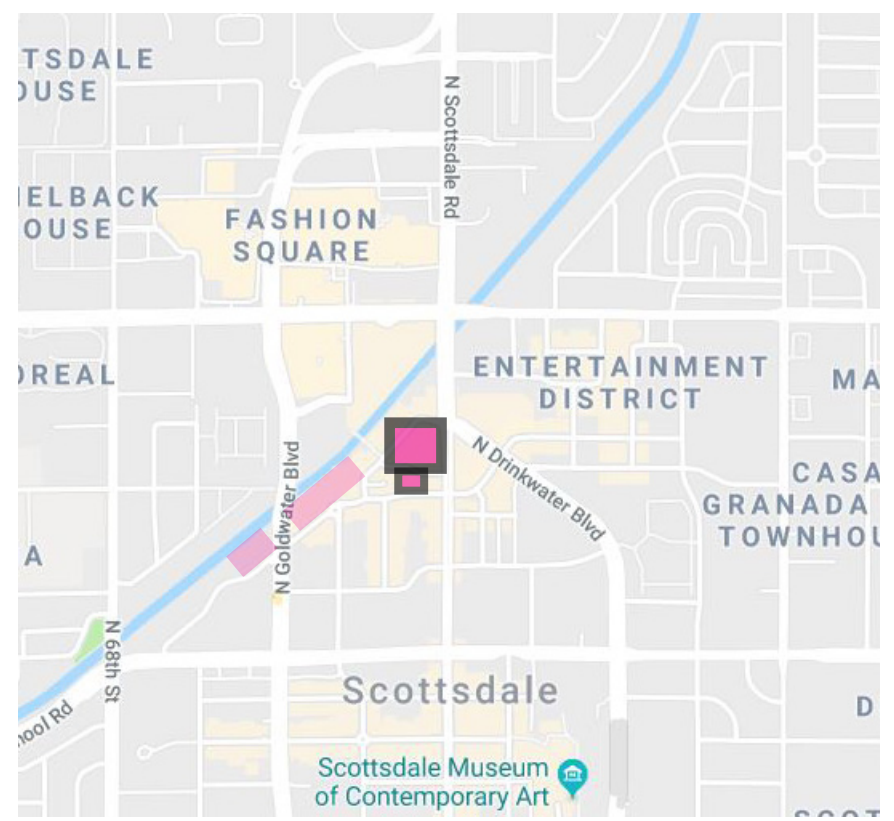
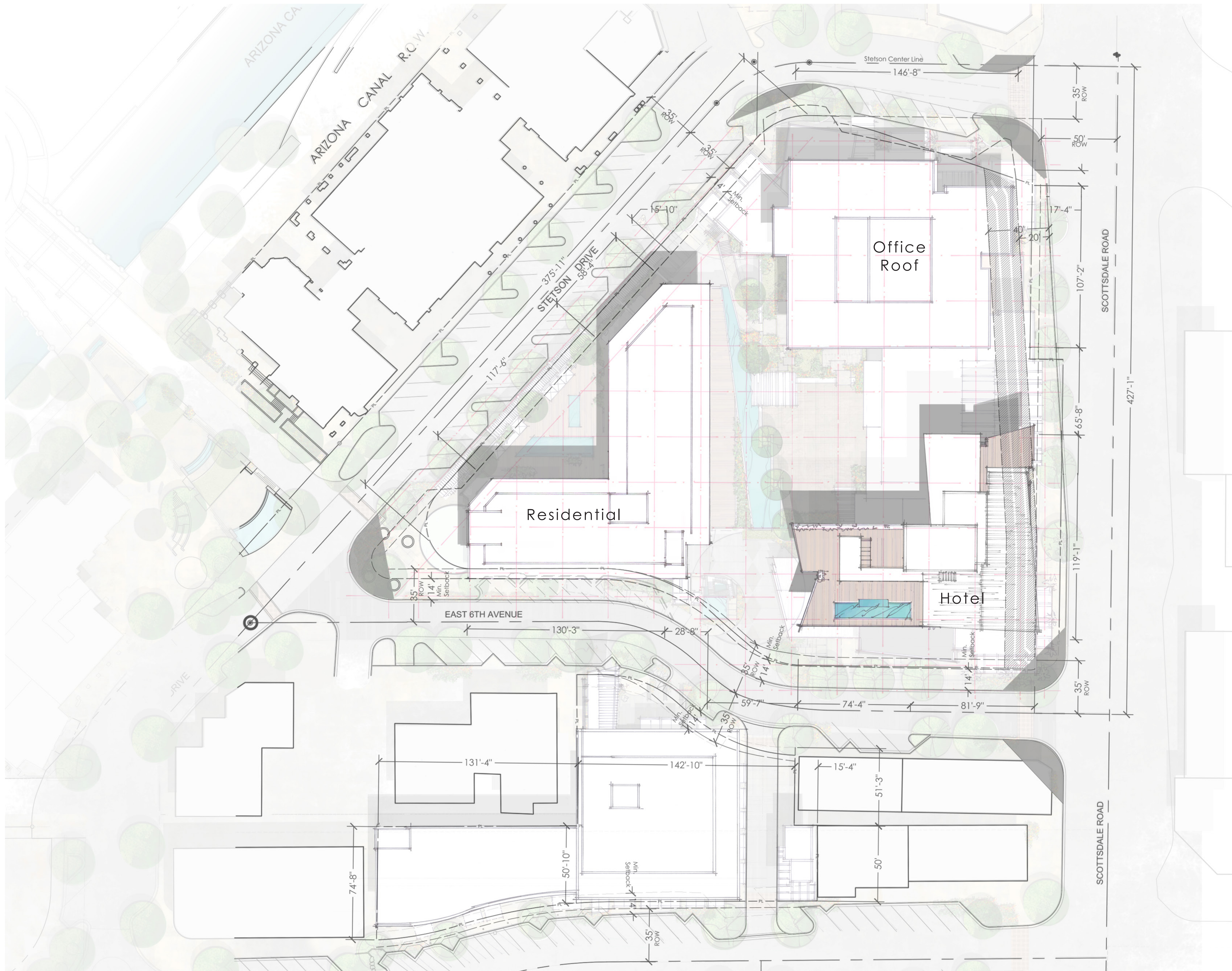
SouthBridge
 Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
 Project Number: AP1406
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Sites A & B | 13th Floor
 All Areas are preliminary & approximate

A.10





Location Plan



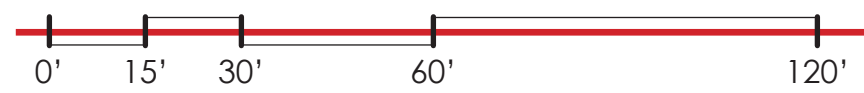
SouthBridge
Spring Creek Development
SouthBridge Expansion

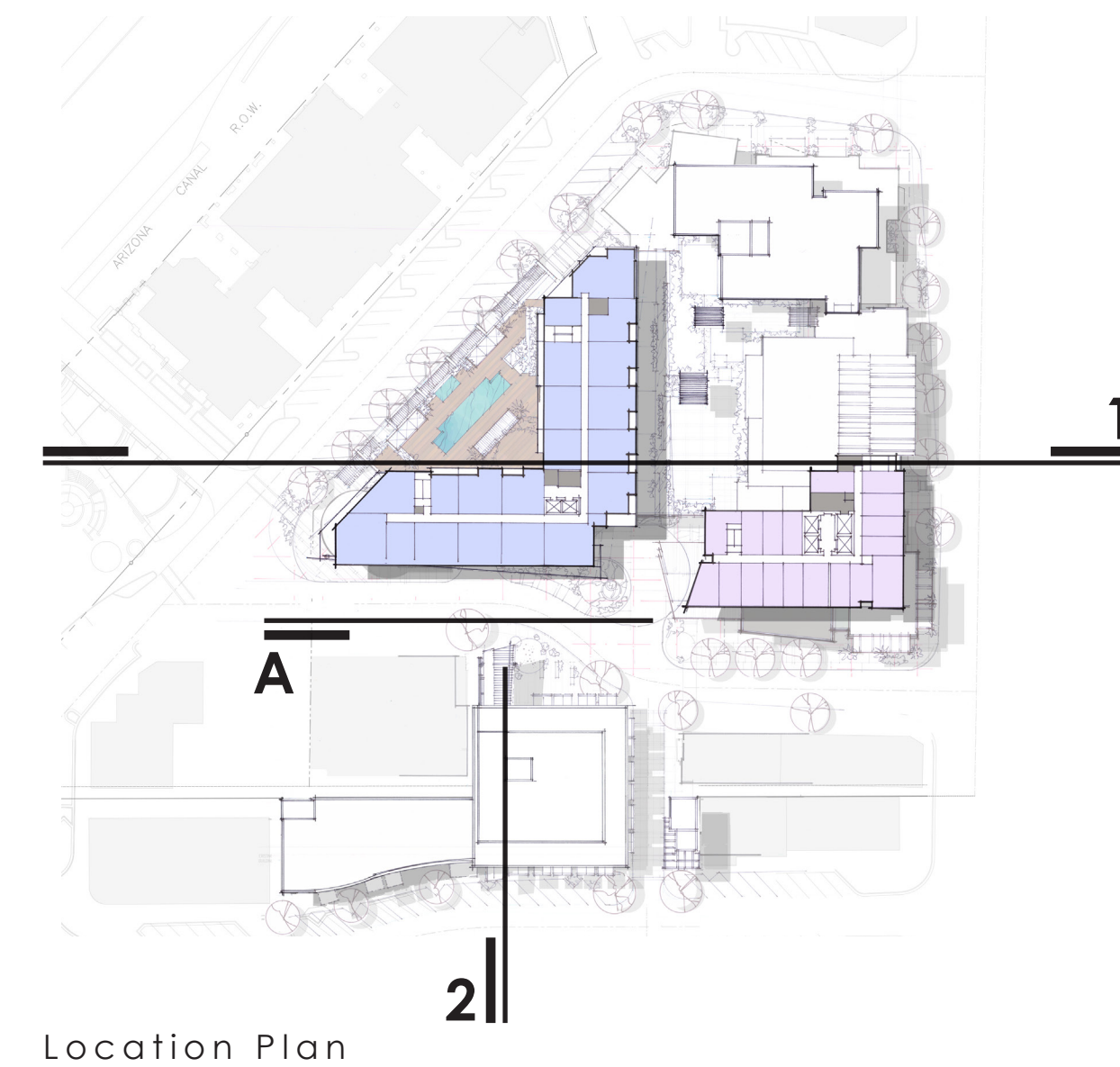
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

Sites A & B | Roof Plan
All Areas are preliminary & approximate

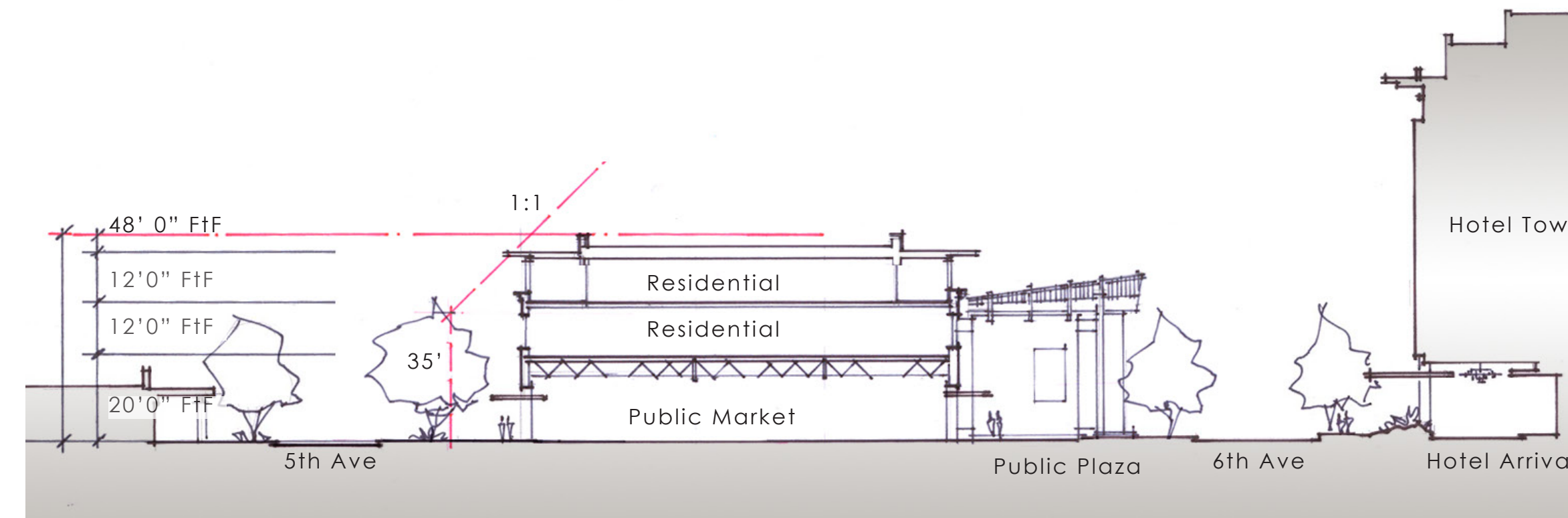
A.11
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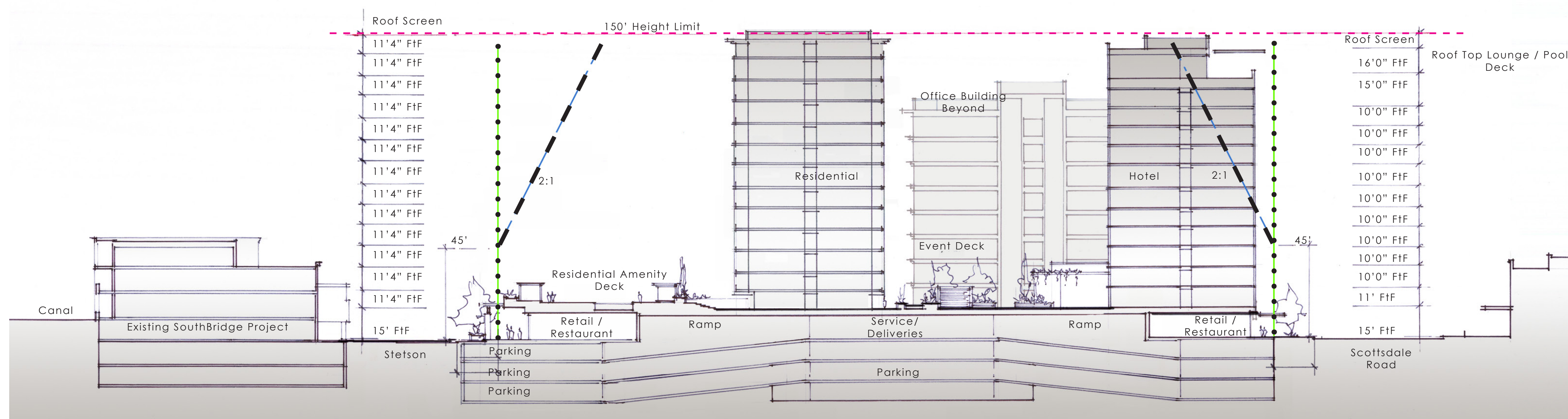




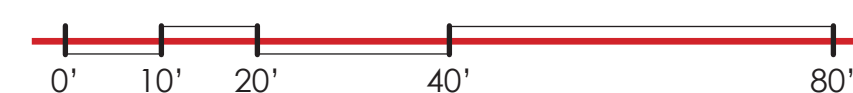
Market Site | Site Elevation A

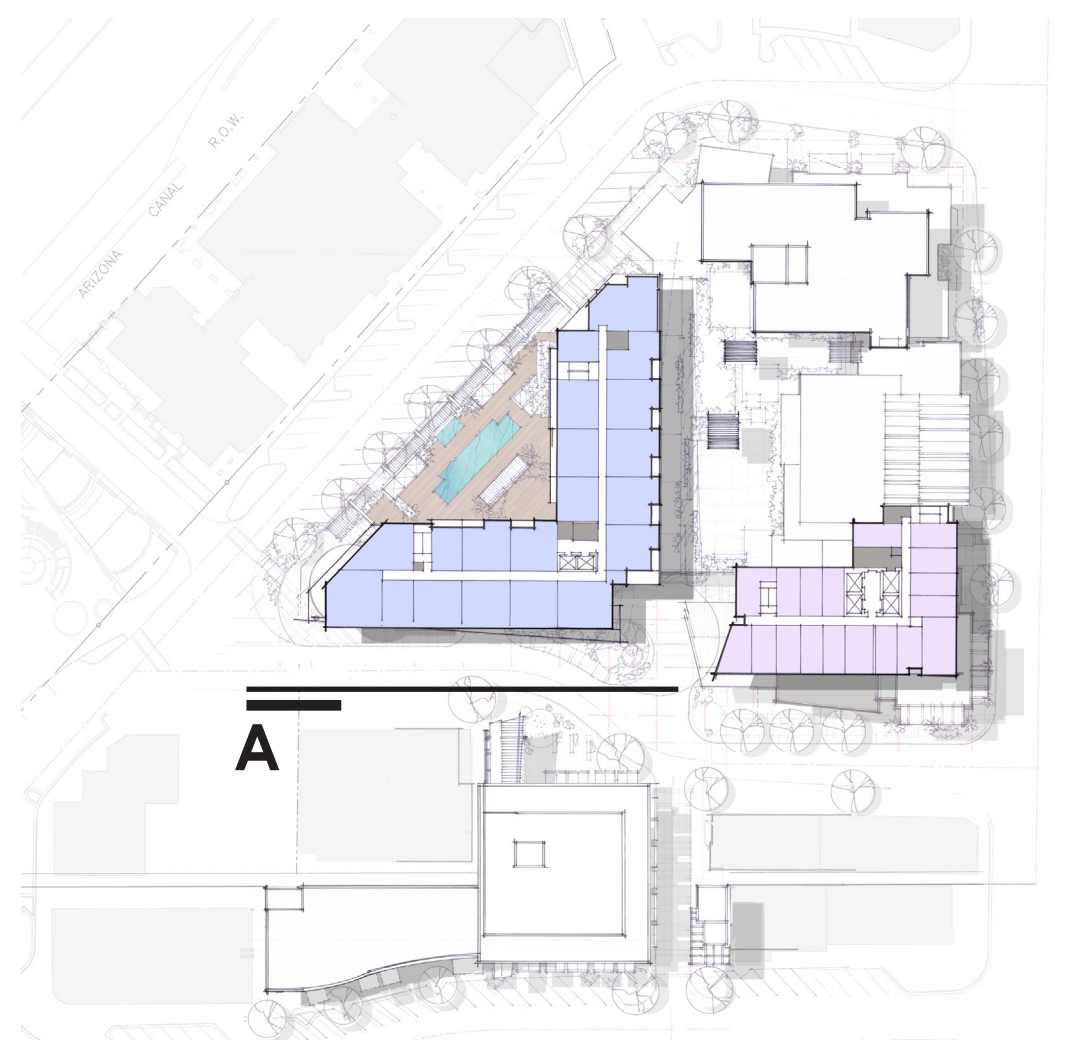


Market Site | Site Section 2



Mixed Use Site | Site Section 1





Location Plan

Market Site | Proposed Elevation | Site Elevation A



Site B: Market Site | Streetscape Elevation Study & Inspiration Imagery

SouthBridge
 Spring Creek Development
SouthBridge Expansion
 Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

A.13



Mixed Use Site | Scottsdale Road Elevation A



Location Plan



Mixed Use Site | North Elevation B | Stetson



Mixed Use Site | 6th Avenue Elevation C

exhibits to
be updated

SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

A.14



Hotel Site | East | Scottsdale Road Streetscape Elevation A



Hotel Site | North | Stetson Streetscape Elevation B



Hotel Site | 6th Avenue Streetscape Elevation C

SouthBridge
Spring Creek Development
SouthBridge Expansion

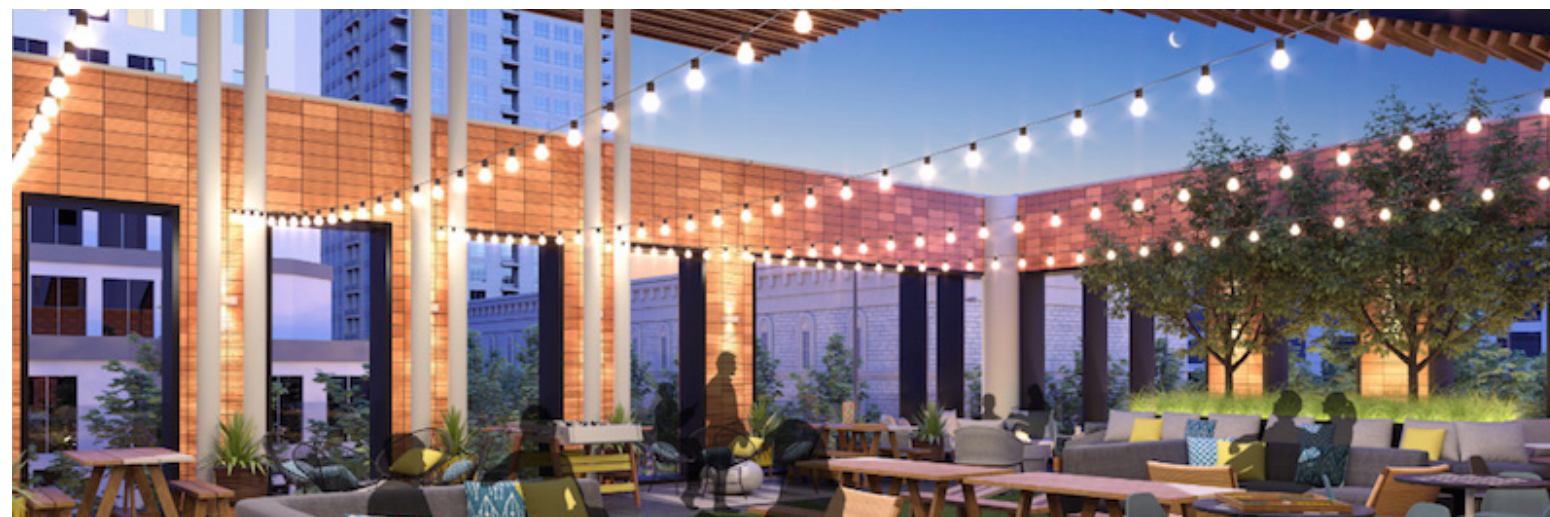
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

Hotel Site | Streetscape Elevations

A.17

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Site A | Inspiration Imagery

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Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

A.18

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Hotel Triangle

A

Site Data

Site Area: Gross	158,902 sf	3.64789 ac
Site Area: Net	102,454 sf	2.35202 ac
Type 1 Site Area	0 sf	0 ac
Type 2 Site Area	0 sf	0 ac
Type 3 Site Area	158,902 sf	3.64789 ac
Max. FAR	1.400	
Provided FAR	2.180	
Occupancy		
Current Zoning	C2 DO Type 2	
Proposed Zoning	D/DMU-3 PBD DO with IID	
Max. Allowable Height	150'	
Actual Height	Varies	

Program

Hotel Rentable	101,650 sf
Hotel Amenity	9,710 sf
Office Space	119,040 sf
Overall Service / BOH	42,472 sf
Residential Area	153,216 sf
Residential Amenity	7,880 sf
Commercial Area	29,100 sf
Art Gallery	6,420 sf
Parking Area Underground	219,000 sf
Parking Area Above	27,900 sf
Circulation	38,018 sf
Vertica Penitrations	41,512 sf
Total Gross Building Area	795,918 sf
Commercial Patio	6,400 sf

Residential Units / Hotel Keys

Residential Building	184 Units
Boutique Hotel	200 keys
Total Unit Count	384 keys

Residential Units

1bd	103
2bd	71
3bd	10
Total Unit Count	184

Hotel Triangle Program

Level	BOH	Parking	Circ	Residential Area	Residential Amenity	Art Gallery	Retail	Hotel 2 Amenity	Hotel 2	Office	Vertical Penitrations	Floor Total	Residential Units	Hotel 2 Bays	Parking spaces	Patio Space / Exterior Hardscape
b3	0	0	0		0			0			0	0			258	
b2	4,500	109,500	790		1,600			0			2,870	119,260			252	
b1	4,500	109,500	790		1,600			0		0	2,870	119,260			252	
1	11,200	27,900	0	0	1,700		29,100	5,100		740	3,240	78,980			43	6,400
2	7,701		3,590	7,488	2,980	6,420	0	910		13,300	3,000	45,389	8	0		22,700
3	1,310		3,100	13,248					10,165	15,000	3,170	45,993	16	21		2,750
4	1,310		3,100	13,248					10,165	15,000	2,975	45,798	16	21		
5	1,310		3,100	13,248					10,165	15,000	2,975	45,798	16	21		
6	1,310		3,100	13,248					10,165	15,000	2,975	45,798	16	21		
7	1,310		3,100	13,248					10,165	15,000	2,975	45,798	16	21		
8	1,310		3,100	13,248					10,165	15,000	2,975	45,798	16	21		
9	1,310		3,100	13,248					10,165	15,000	2,975	45,798	16	21		
10	882		3,100	13,248					10,165	0	2,128	29,523	16	21		
11	882		3,100	13,248					10,165	0	2,128	29,523	16	21		
12	882		2,878	13,248				0	10,165		2,128	29,301	16	21		
13	2,755		2,070	13,248				3,700			2,128	23,901	16			4,900
Subtotal	42,472	246,900	38,018	153,216	7,880	6,420	29,100	9,710	101,650	119,040	41,512	795,918 sf	184	210	805	36,750

910

area includes 5,600 sf +/- ballroom & 3,800 sf of breakout meeting rooms

200

keys

B

Site Data	
Site Area: Gross	46,536 sf 1.06832 ac
Site Area: Net	25,730 sf 0.59068 ac
Type 1 Site Area	16,032 sf 0.36804 ac
Type 2 Site Area	30,504 sf 0.70028 ac
Max. FAR	1.400
Provided FAR	0.430
Occupancy	
Current Zoning	C2 DO w/ Type 1 & 2
Proposed Zoning	D/DMU-3 PBD DO with IID
	D/DC-1 PBD DO with IID
Max. Allowable Height	45'/66'
Actual Height	45'
Program	
Residential Area	23,690 sf
Office Area	0 sf
Commercial Area	13,170 sf
Service	2,420 sf
Circulation	4,440 sf
Parking Area	0 sf
Vertical Penetration	1,890 sf
Total Gross Building Area	45,610 sf
Commercial Patio	3,950 sf
Residential Units / Hotel Keys	
Residential Building	21 Units
Residential Units	
1bd	9
2bd	11
3bd	1
Total Unit Count	21

B

Market Building Area Breakout

Level	BOH	Circ	Resi	Retail	Office	Vertical penetrations	Floor Total	Community Patio	units	1b	2b	3b
B1	0	0				0	0					
1	860	1,480		13,170	0	630	16,140			0	0	0
2	480	1,480	13,340	0	0	630	15,930		11	5	5	1
3	1,080	1,480	10,350	0	0	630	13,540	3950	10	4	6	0
Subtotal	2,420	4,440	23,690	13,170	0	1,890	45,610	3,950	21	9	11	1
										43%	52%	5%
										21	units	



SouthBridge
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 Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

Character Study: Stetson Shops

A.23

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SouthBridge
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SouthBridge Expansion

Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

Character Study: Scottsdale Market Pedestrian Street

A.24

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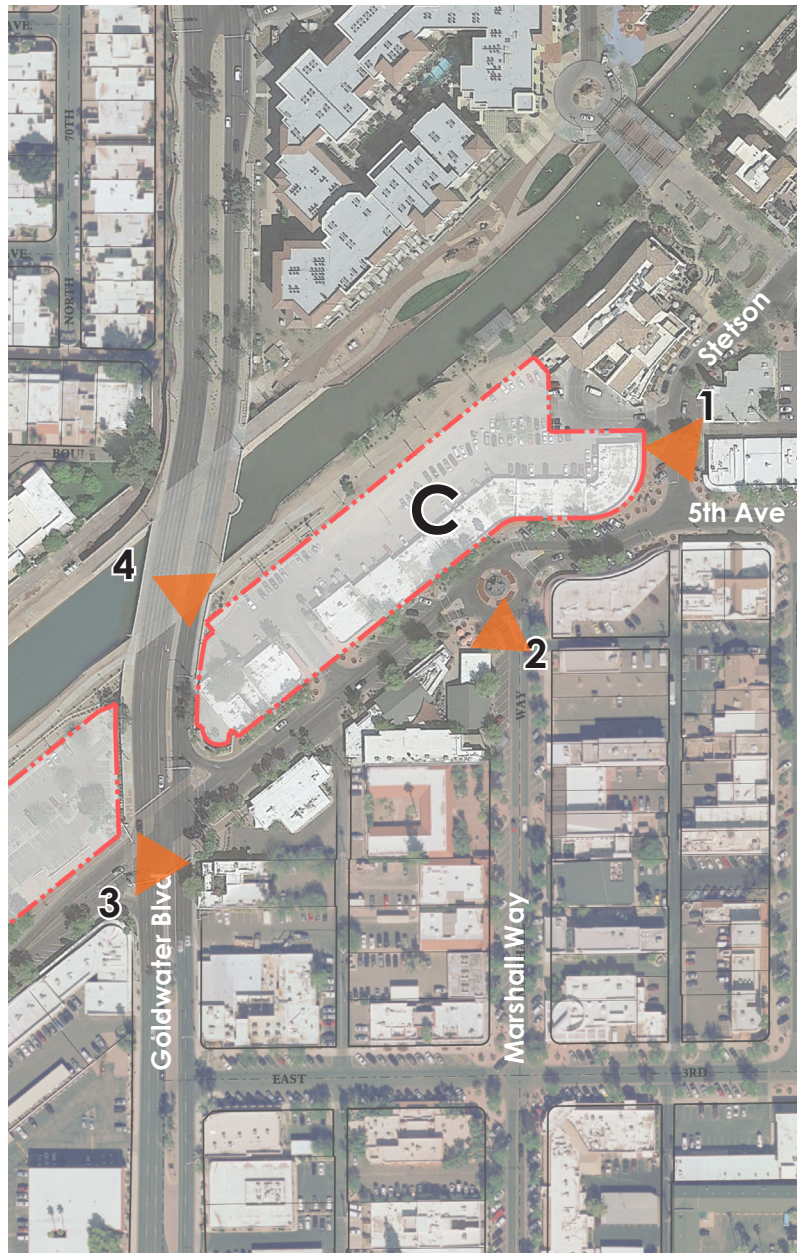
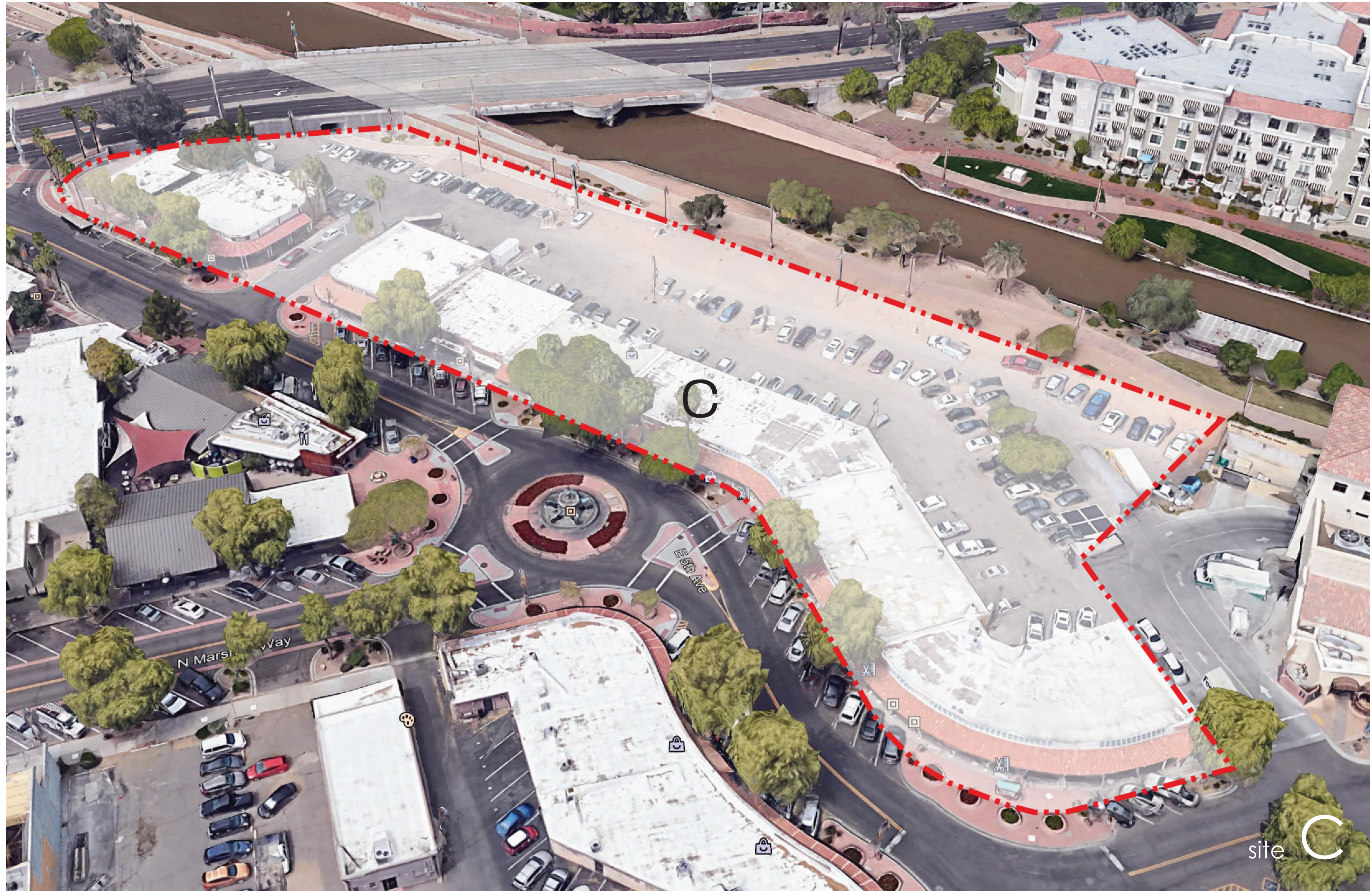


SouthBridge
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SouthBridge Expansion
 Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

Character Study: Scottsdale Market Plaza

A.25

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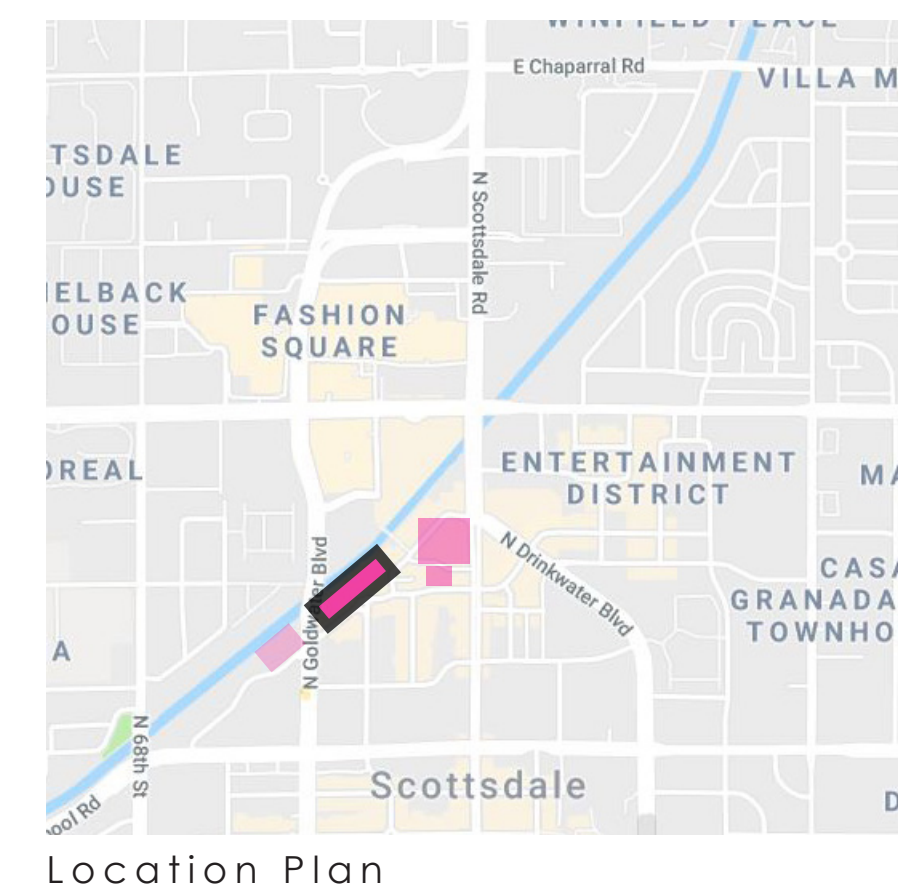


Key Plan

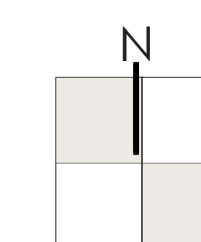
General Data	
Total Gross Area	137,885 sf 3.165 ac
Total Net Area	93,150 sf 2.138 ac
Zoning	C-2



Site C : Site Photography : Existing Conditions



Location Plan



Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

Issue Date: 2019.05.06

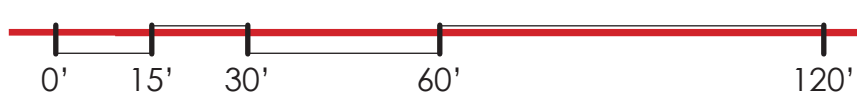
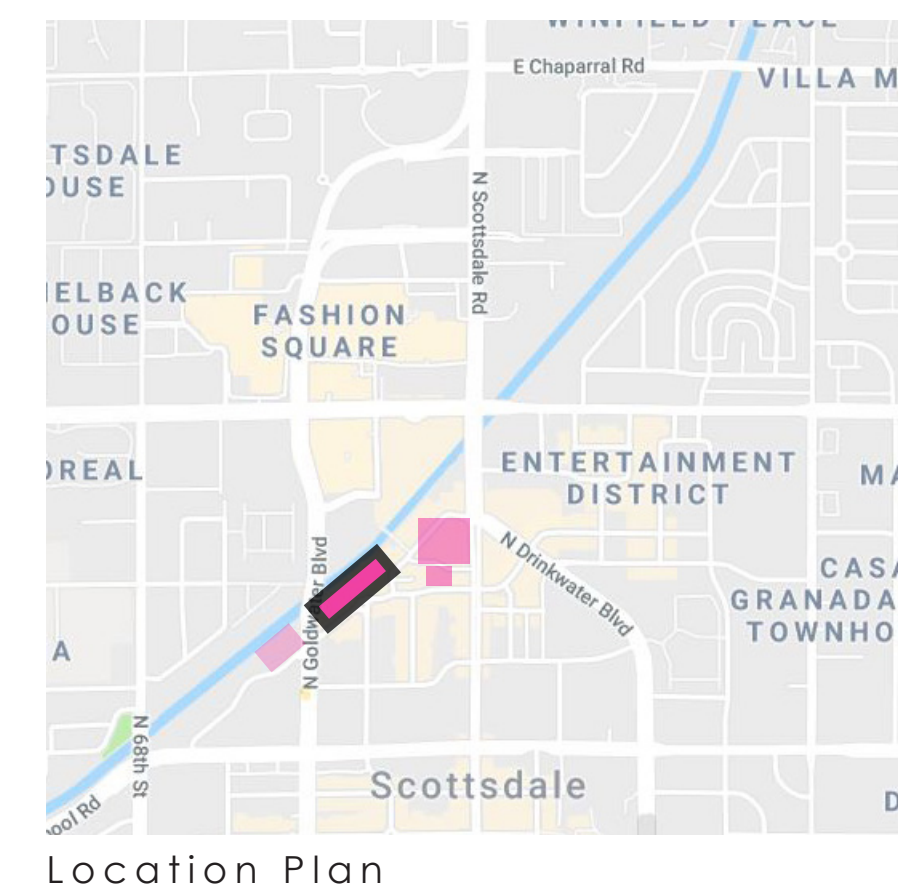
Issue Date: 2019.05.06

Issue Date: 2019.05.06

C.1

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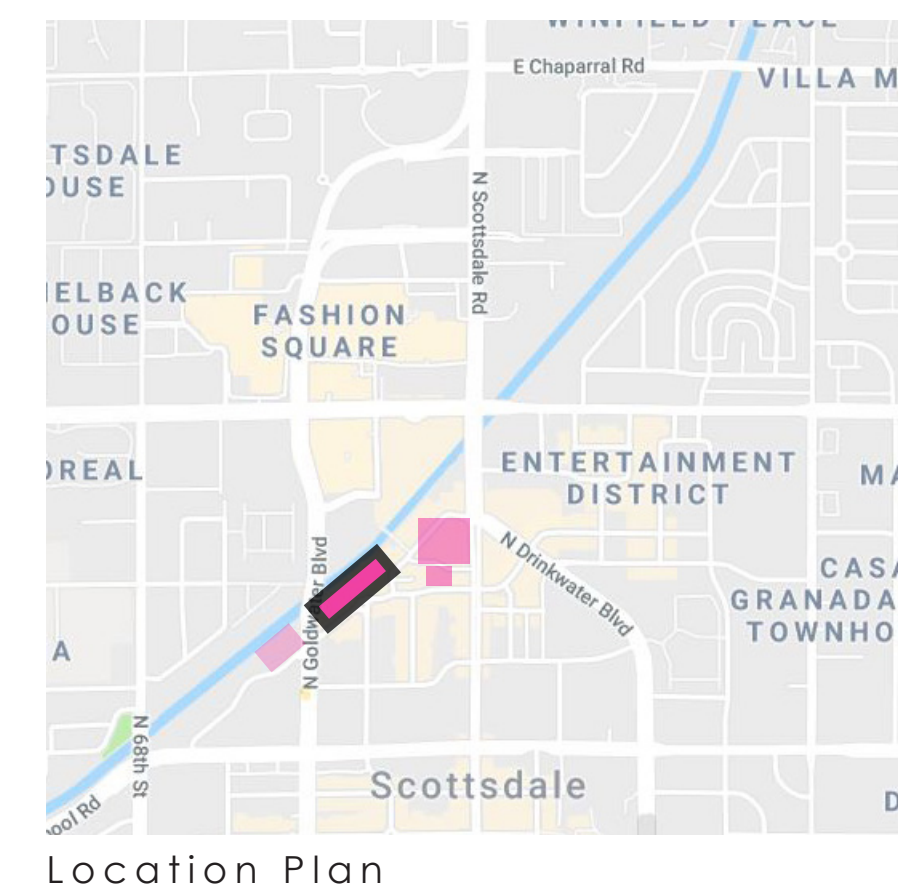


Enlarged Hardscape Plan Detail - Site C
COLWELL SHELOR LANDSCAPE ARCHITECTURE

SouthBridge
 Spring Creek Development
SouthBridge Expansion
 Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

CH.1

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Street Tree:
Desert Museum

Street Tree:
Heritage Live
Oak

Canal Bank:
Masses of
Desert Spoon
Tecoma spp.
Blue Bells
Pale Leaf Yucca
Bougainvillea

Street Trees:
Evergreen Elm
Heritage Live Oak

Canal Trees:
Evergreen Elm
Heritage Live Oak
Sweet Acacia

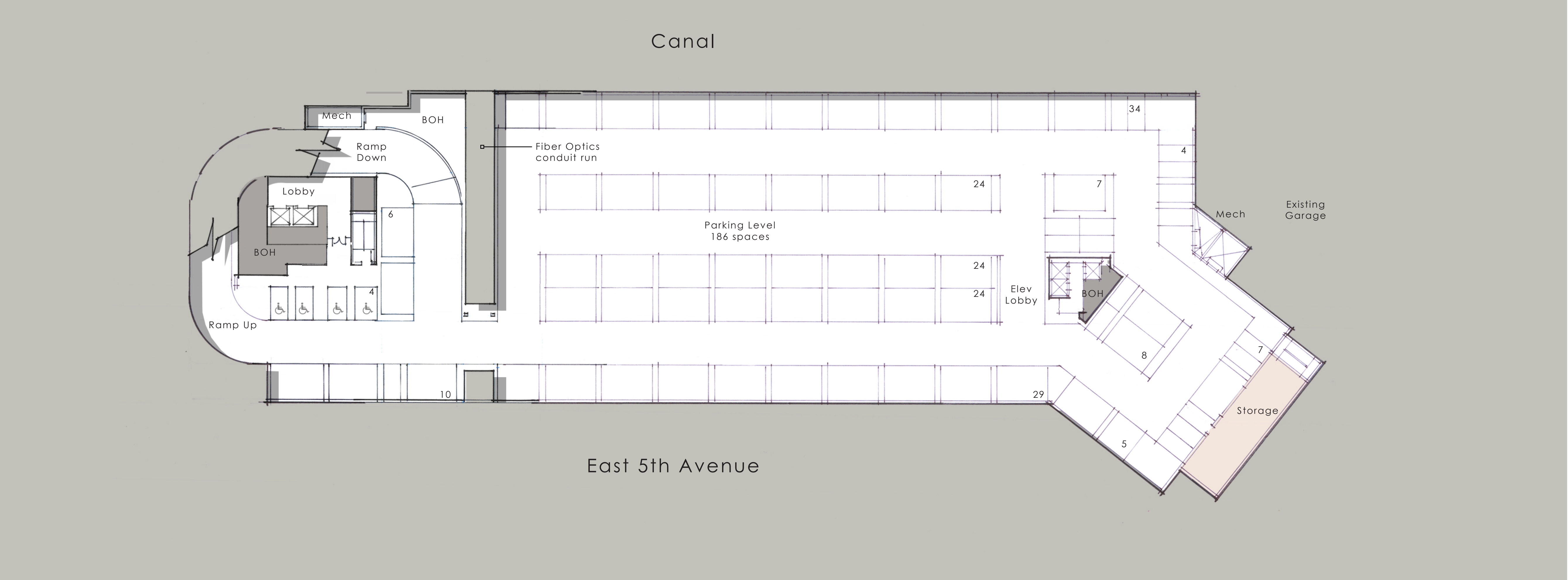
Park Trees:
Chihuahuan
Orchid Tree
Date Palms

Turf

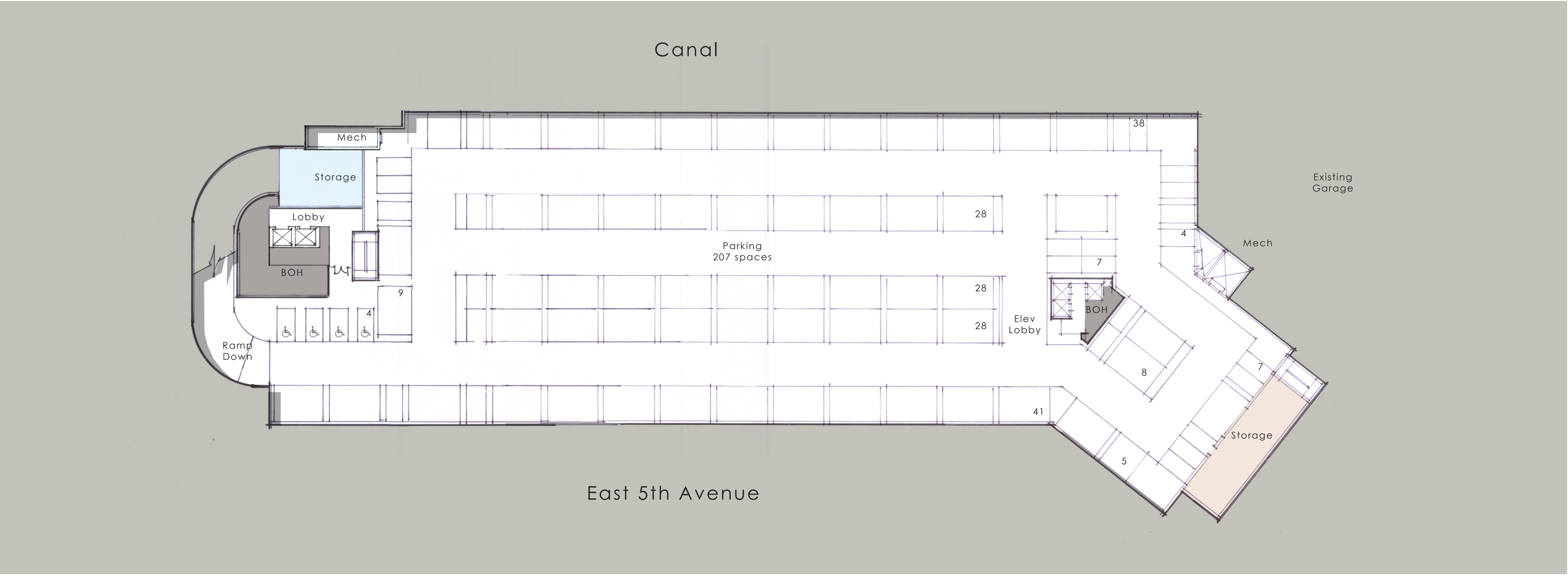
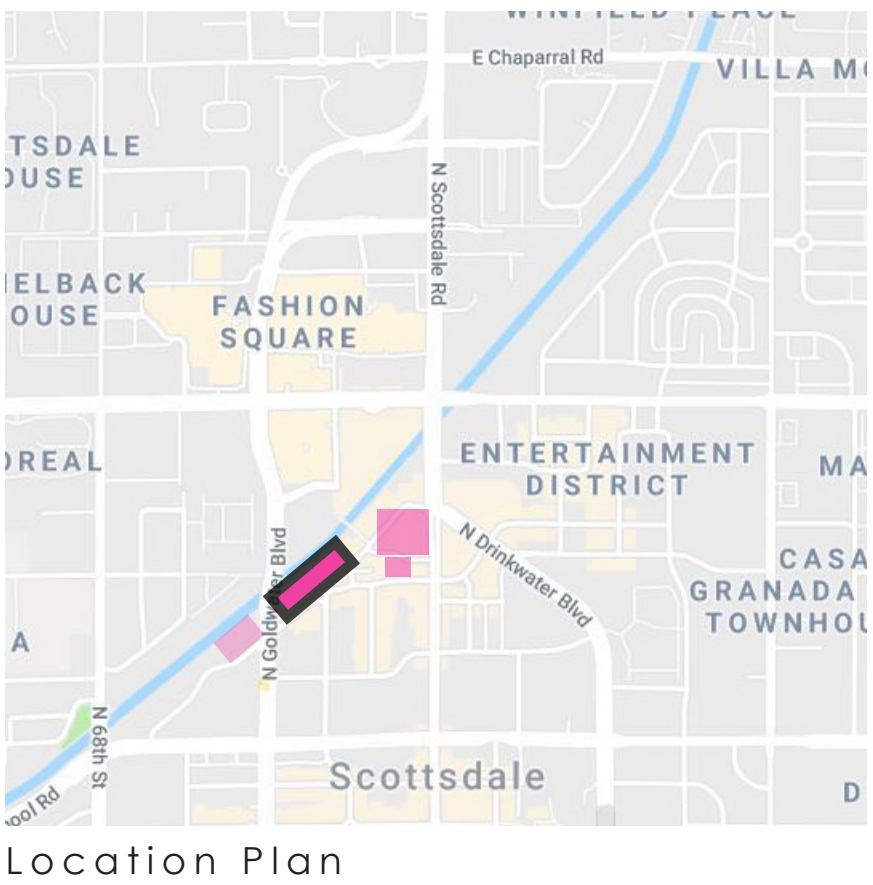
Planting at
Building:
Blue Glow
Agave
Deer Grass
Pink Muhly

Heritage Live
Oak

Flowering Accent:
Chihuahaun Orchid
Tree



SouthBridge 2 Mixed Use | Level P1 Floor Plan



Site C : SouthBridge 2 Mixed Use | Level P2 Floor Plan

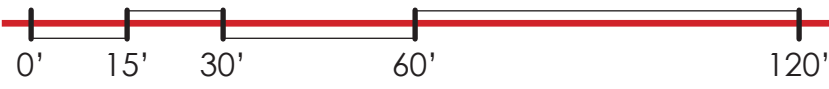
SouthBridge

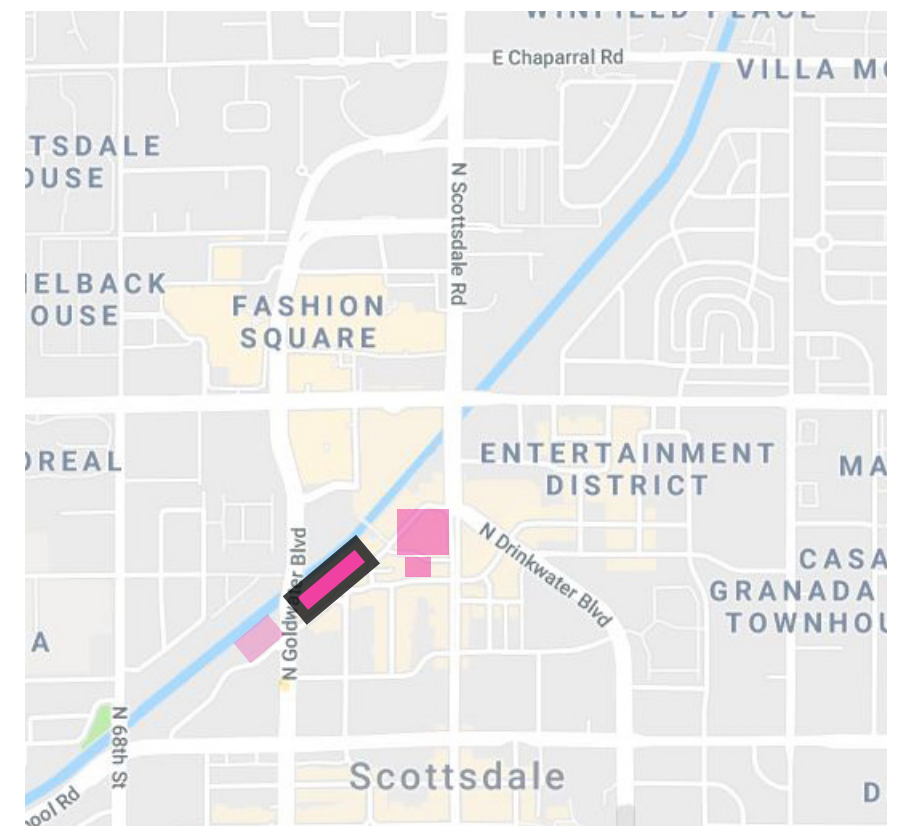
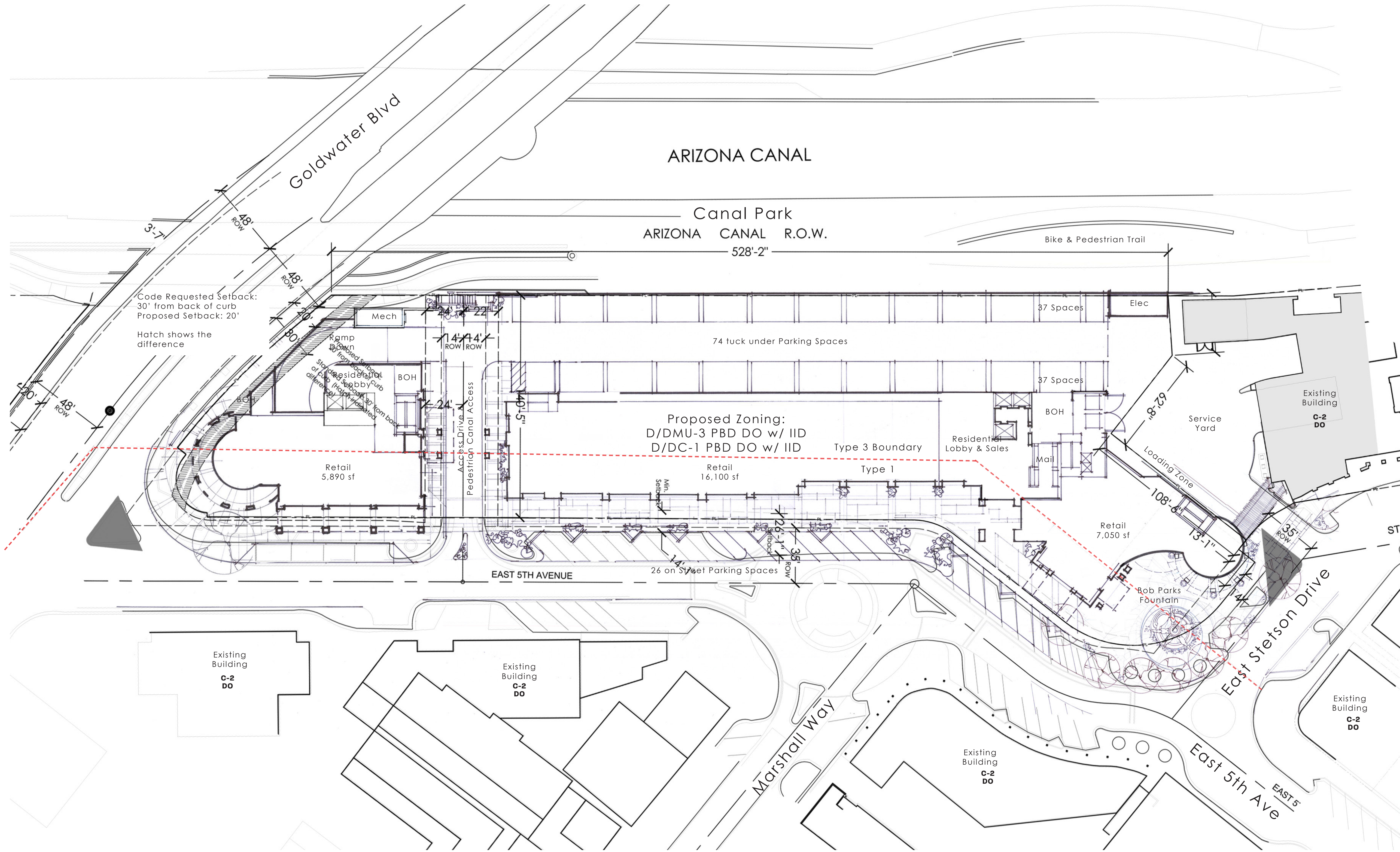
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

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Location Plan

Project Data

Site C Data (Mixed Use)

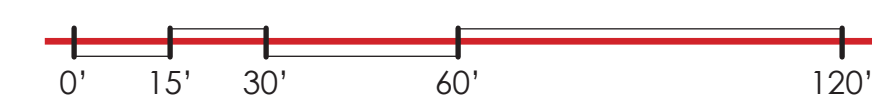
Lot Area: Gross	137,885 sf
	(Type I & Type III)
Lot Area: Net	93,150 sf

Current Zoning	C2 DO Type I & II
Proposed Zoning	D/DMU-3 PBD DO with IID D/DC-1 PBD DO with IID

Gross Building Area	712,805 sf
Open Space Required	NA
Open Space Provided	5,900 sf

Residential Units	
1 bdrm	23 units
2 bdrm	154 units

Total Residential Units	177 units
-------------------------	-----------



Site C : SouthBridge 2 Mixed Use | 1st Floor Plan

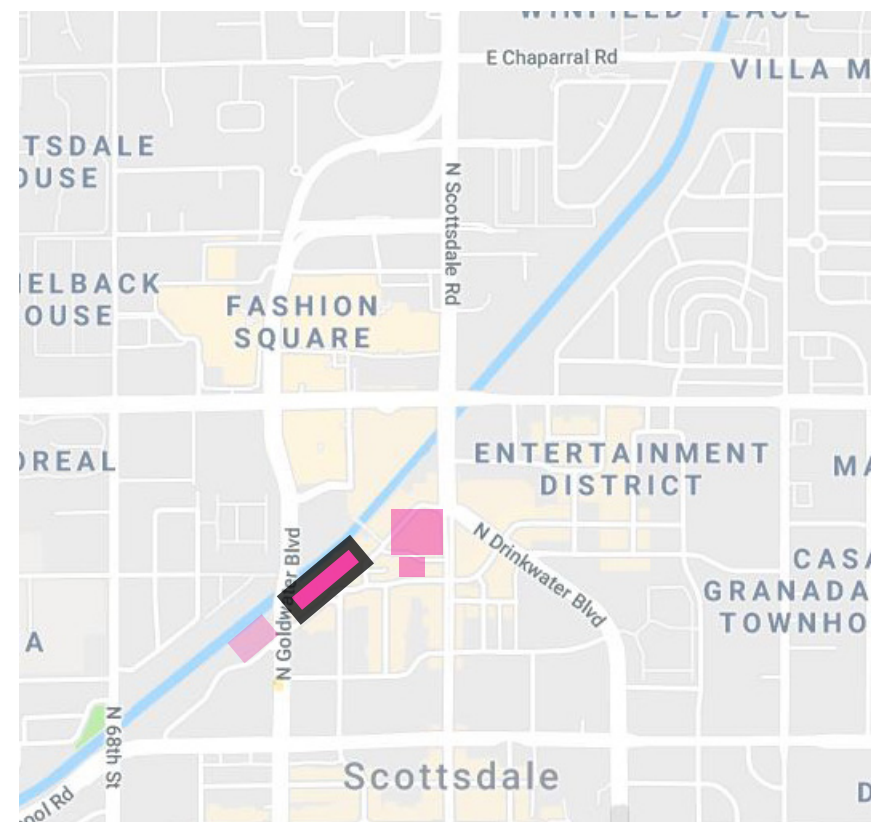
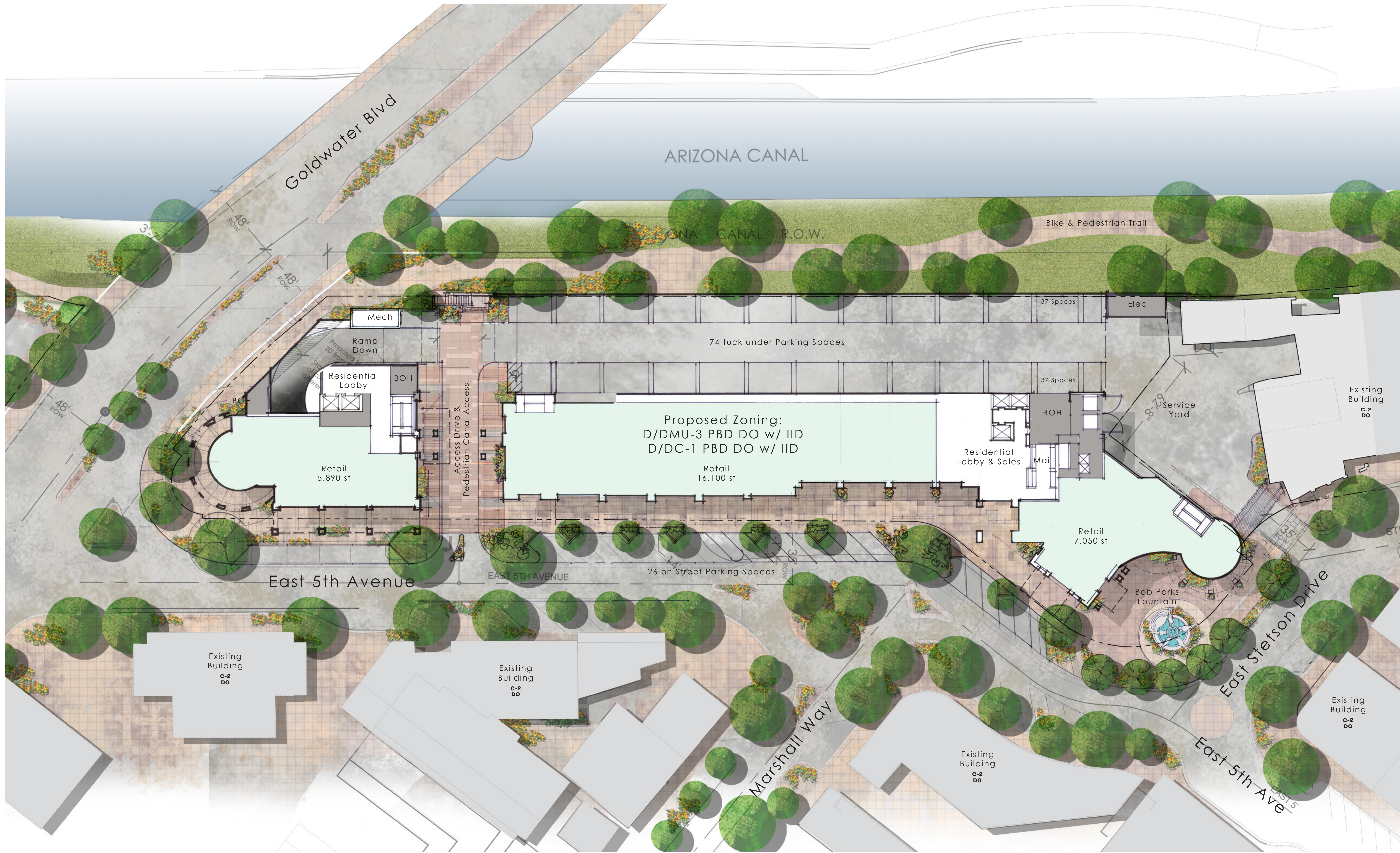
SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

C.3

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Location Plan

Project Data

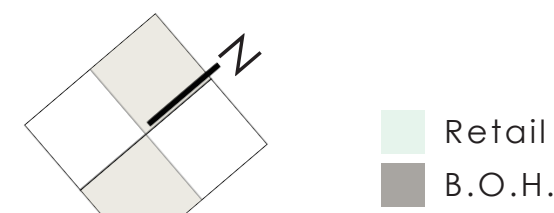
Site C Data (Mixed Use)	
Lot Area: Gross	137,885 sf
	(Type I & Type III)
Lot Area: Net	93,150 sf

Current Zoning	C2 DO Type I & II
Proposed Zoning	D/DMU-3 PBD DO with IID D/DC-1 PBD DO with IID

Gross Building Area	712,805 sf
Open Space Required	NA
Open Space Provided	5,900 sf

Residential Units	
1 bdrm	23 units
2 bdrm	154 units

Total Residential Units	177 units
--------------------------------	-----------

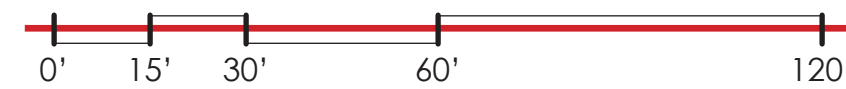


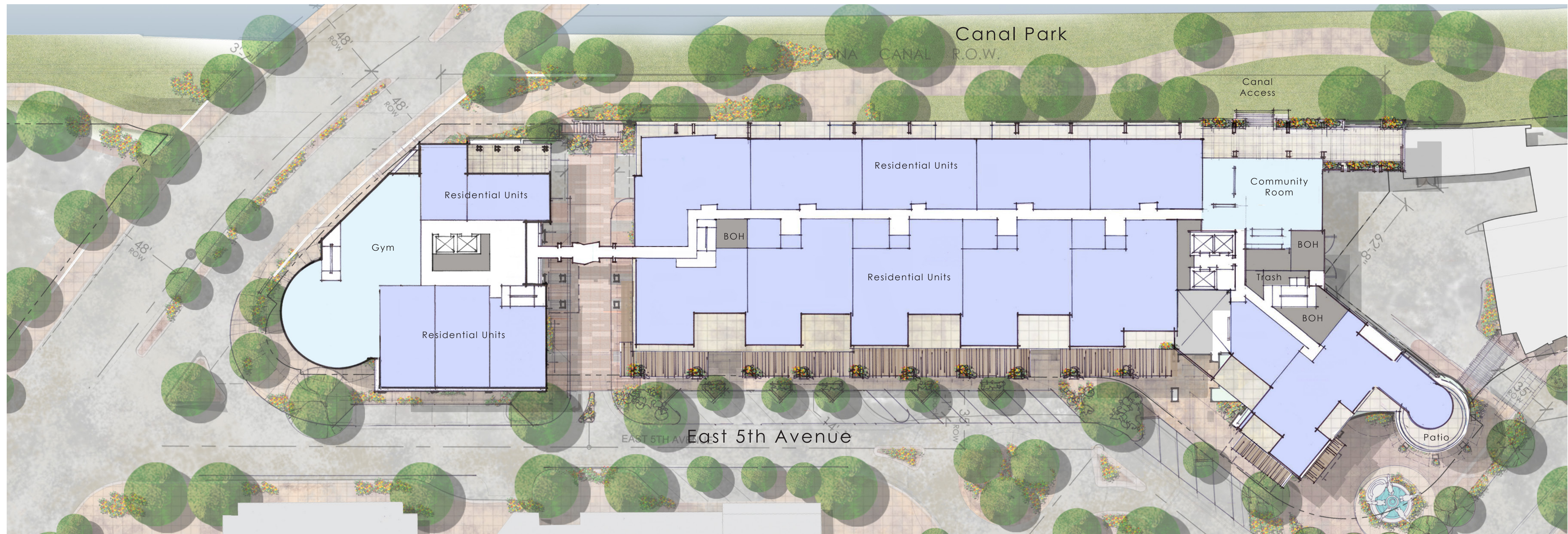
SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

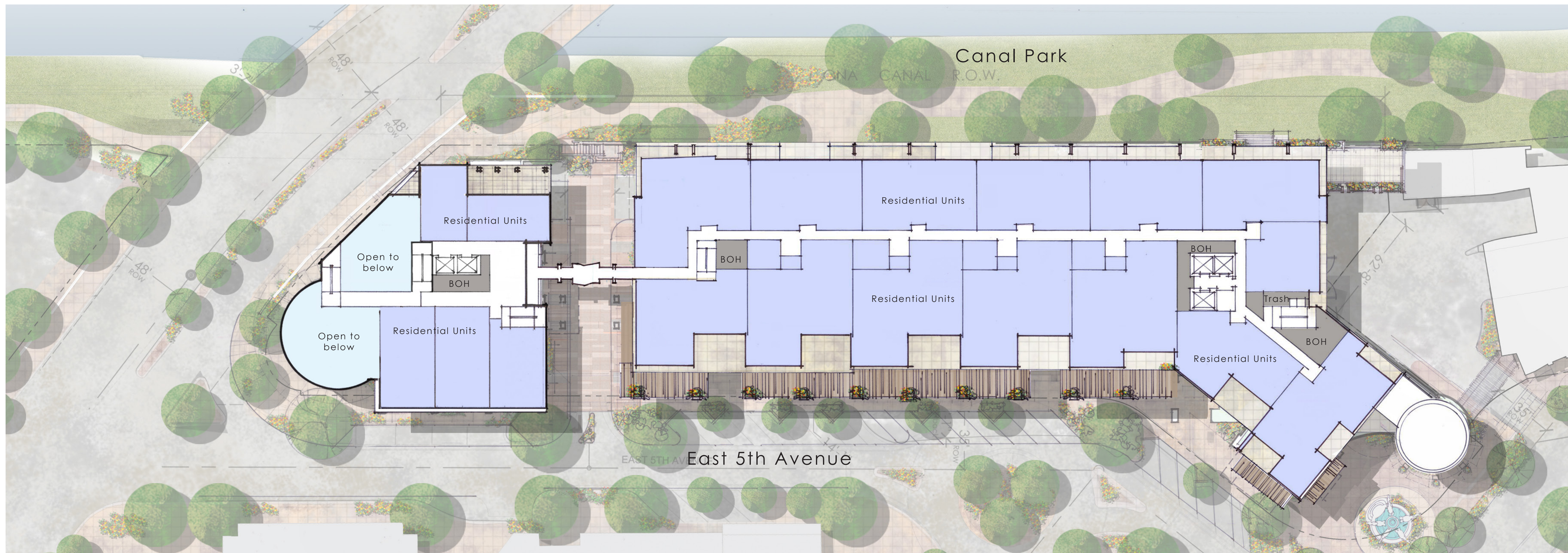
Site C : SouthBridge 2 Mixed Use | 1st Floor Plan

C.4





SouthBridge 2 Mixed Use | 2nd Floor Plan



Site C : SouthBridge 2 Mixed Use | 3rd Floor Plan



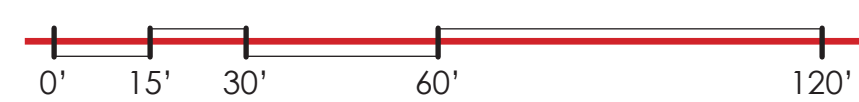
SouthBridge
Spring Creek Development
SouthBridge Expansion

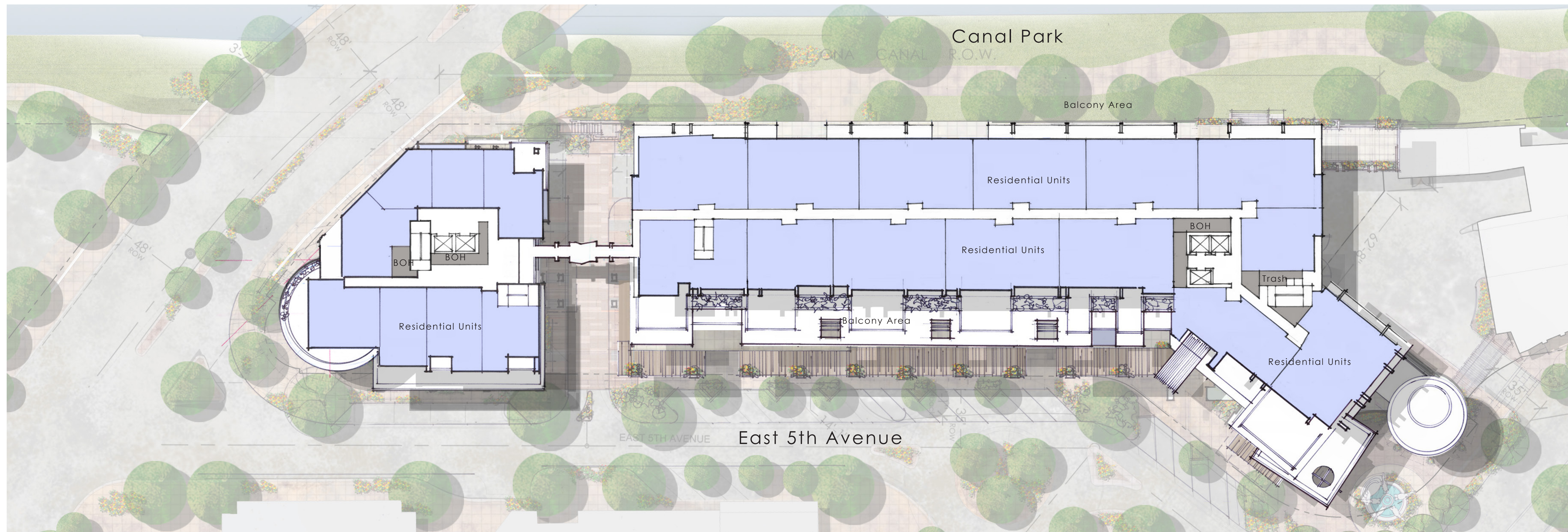
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

C.5

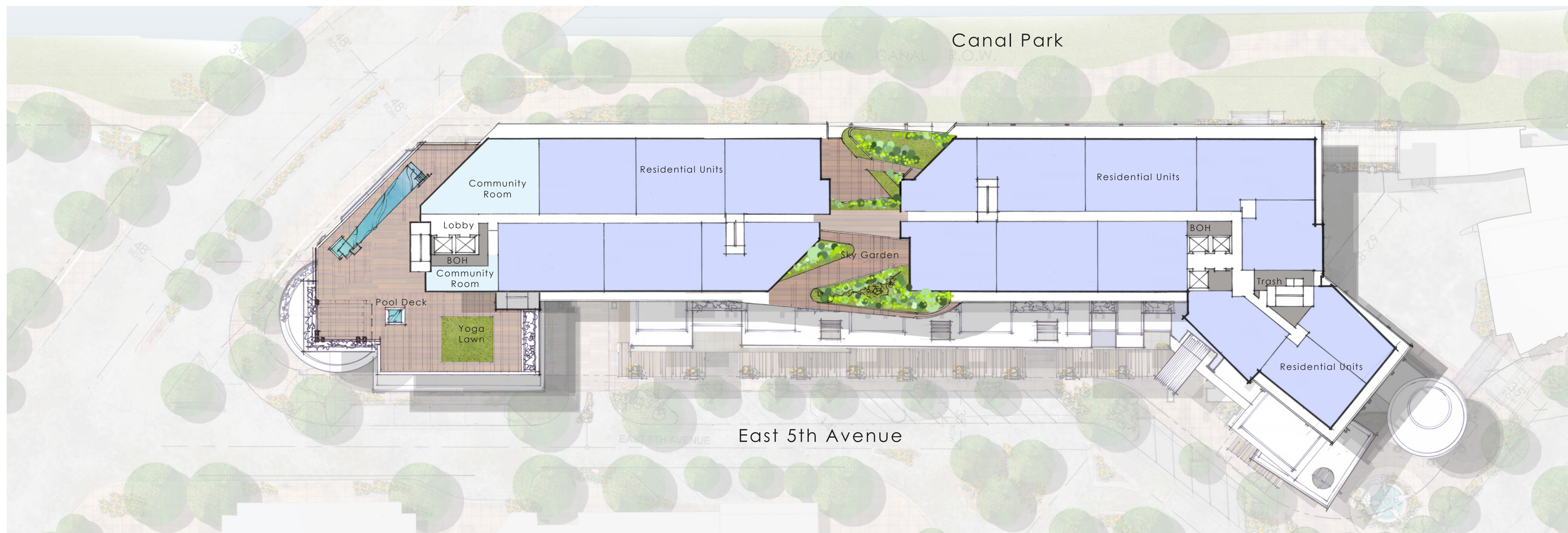
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SouthBridge 2 Mixed Use | 4th Floor Plan

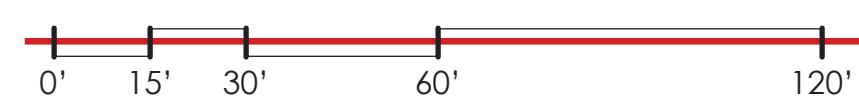


Site C : SouthBridge 2 Mixed Use | 5th Floor Plan

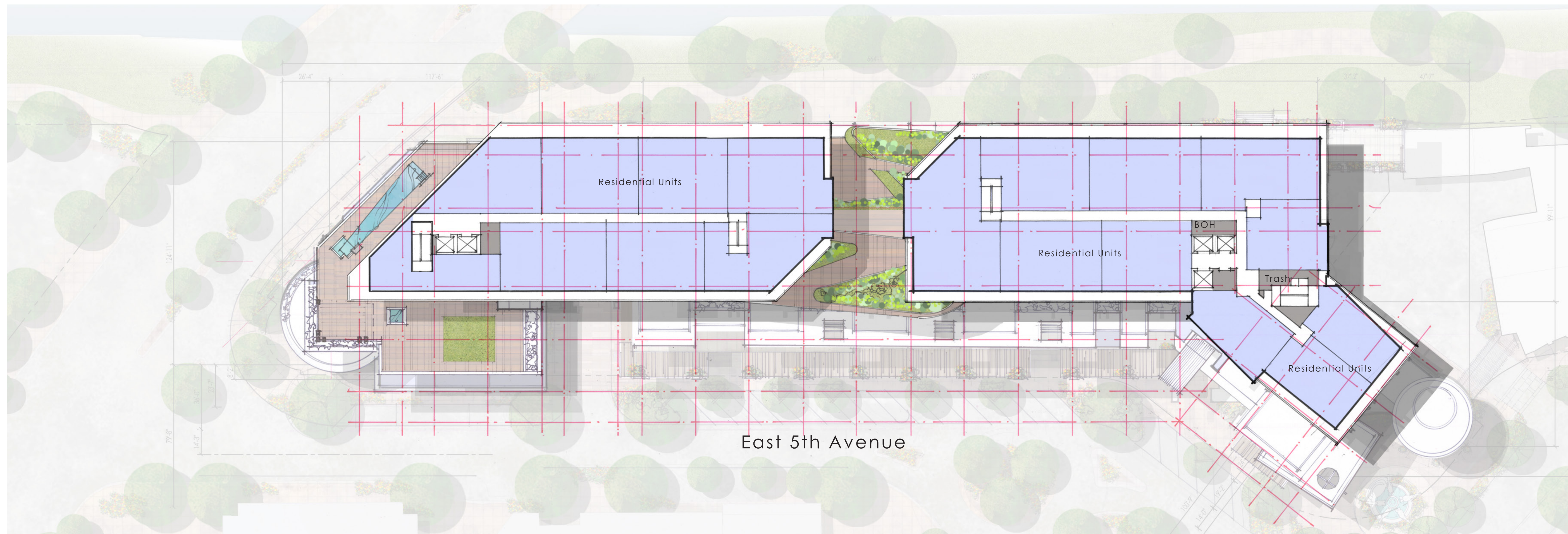


SouthBridge
Spring Creek Development
SouthBridge Expansion

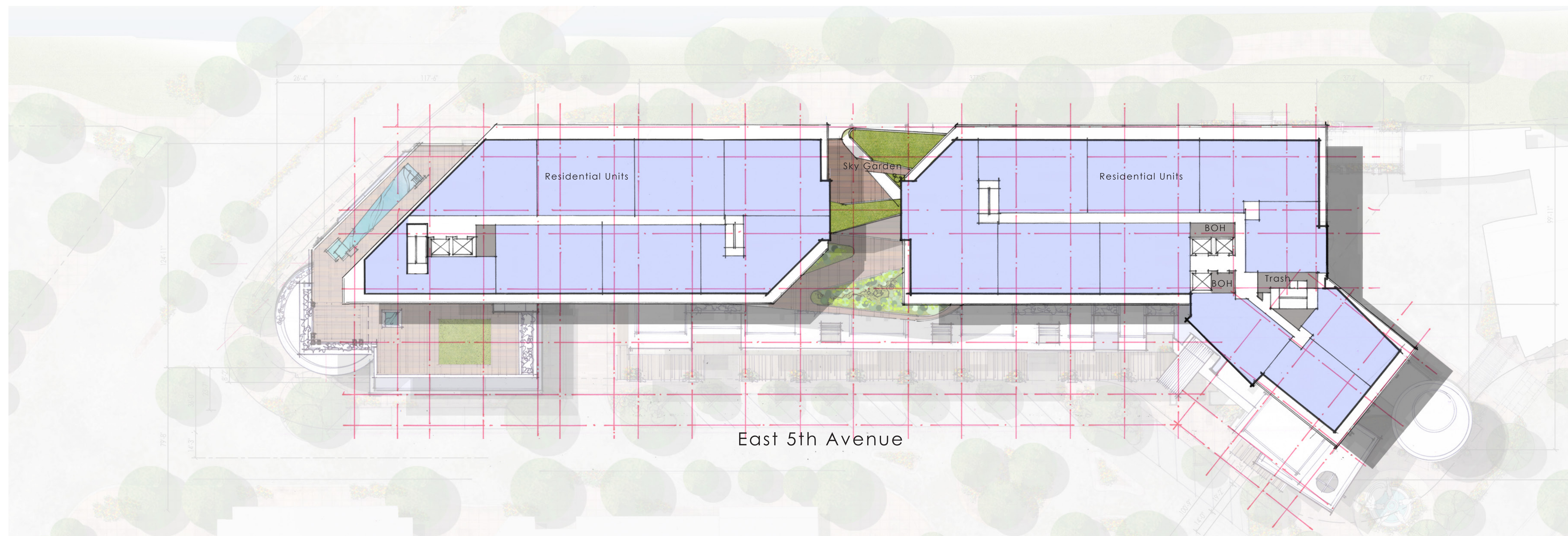
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06



C.6



SouthBridge 2 Mixed Use | 6th Floor Plan



Site C : SouthBridge 2 Mixed Use | 7th Floor Plan

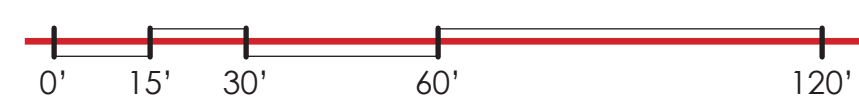


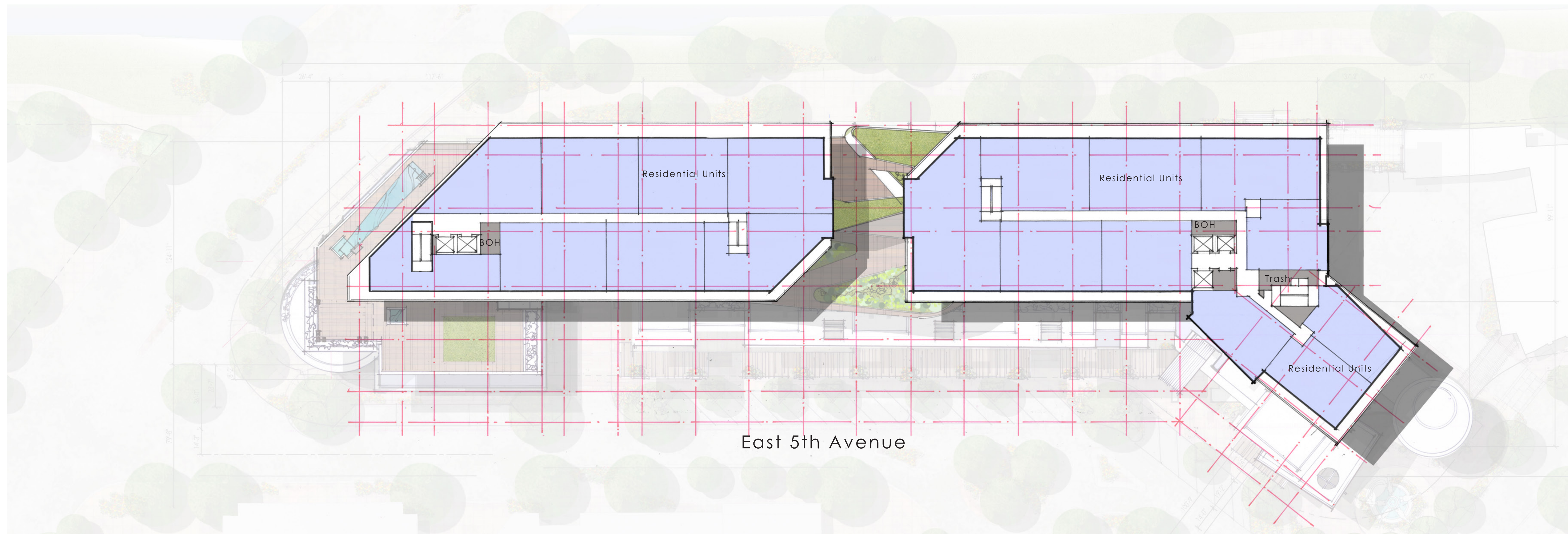
SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

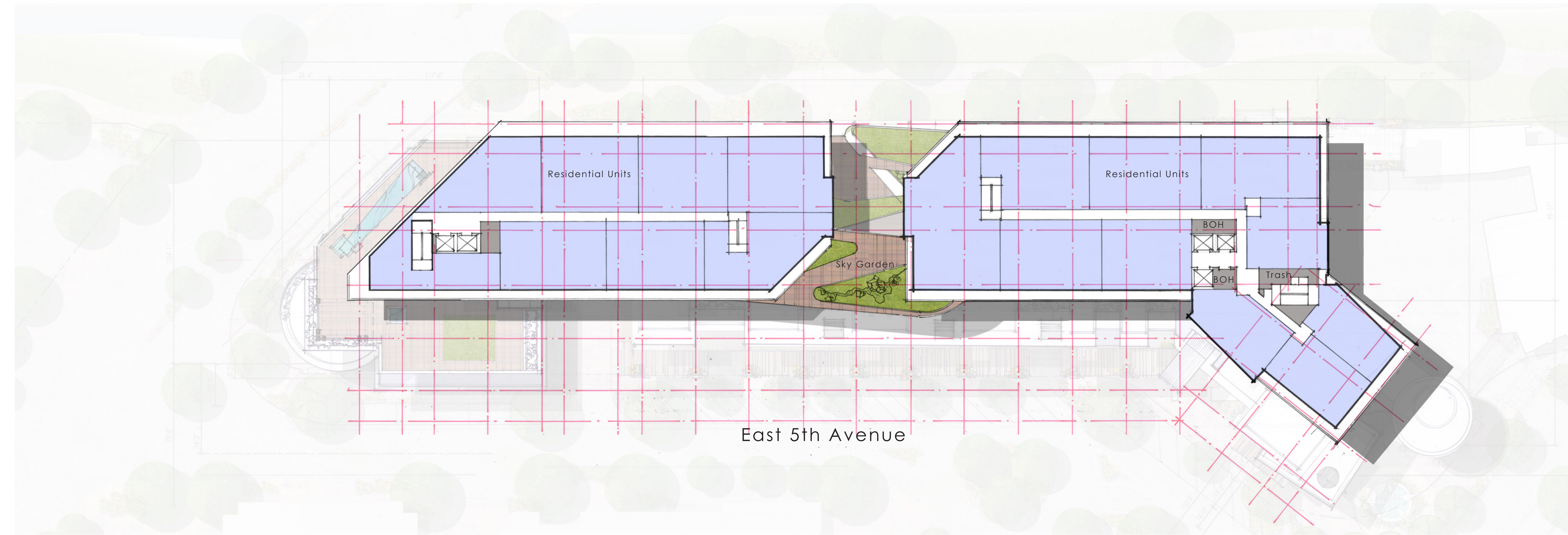
C.7

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SouthBridge 2 Mixed Use | 8th & 9th Floor Plan



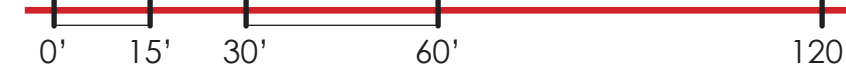
Site C : SouthBridge 2 Mixed Use | 10th Floor Plan

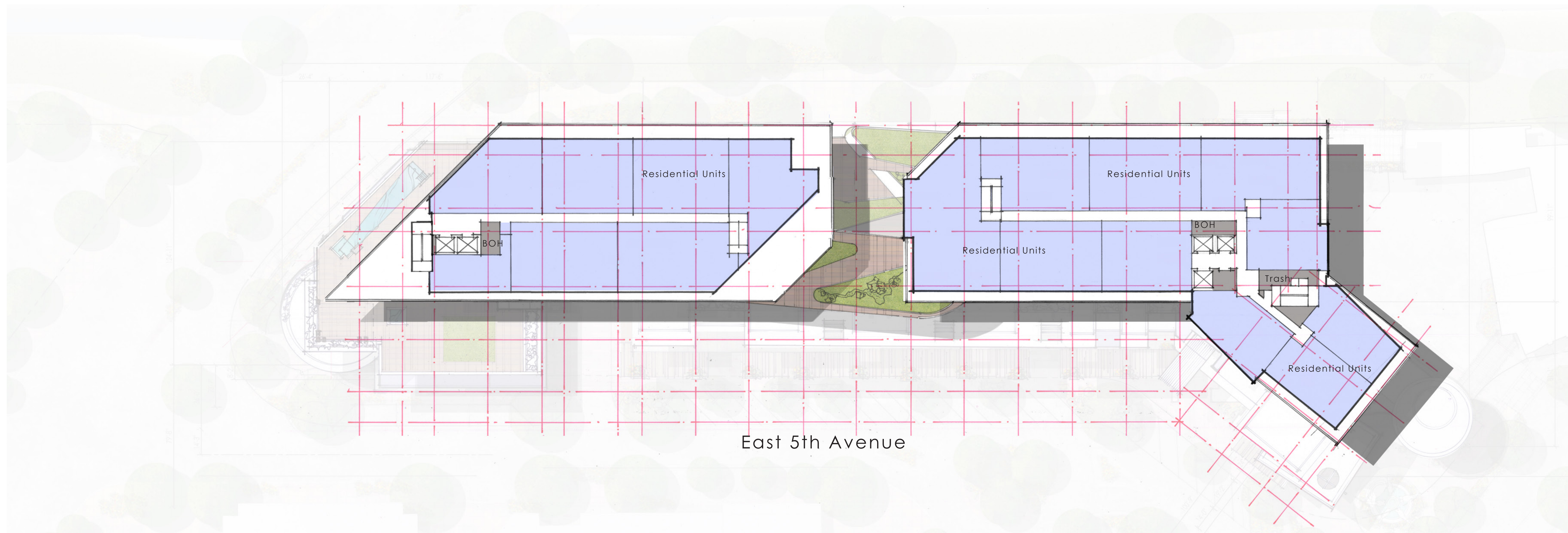


SouthBridge
Spring Creek Development
SouthBridge Expansion

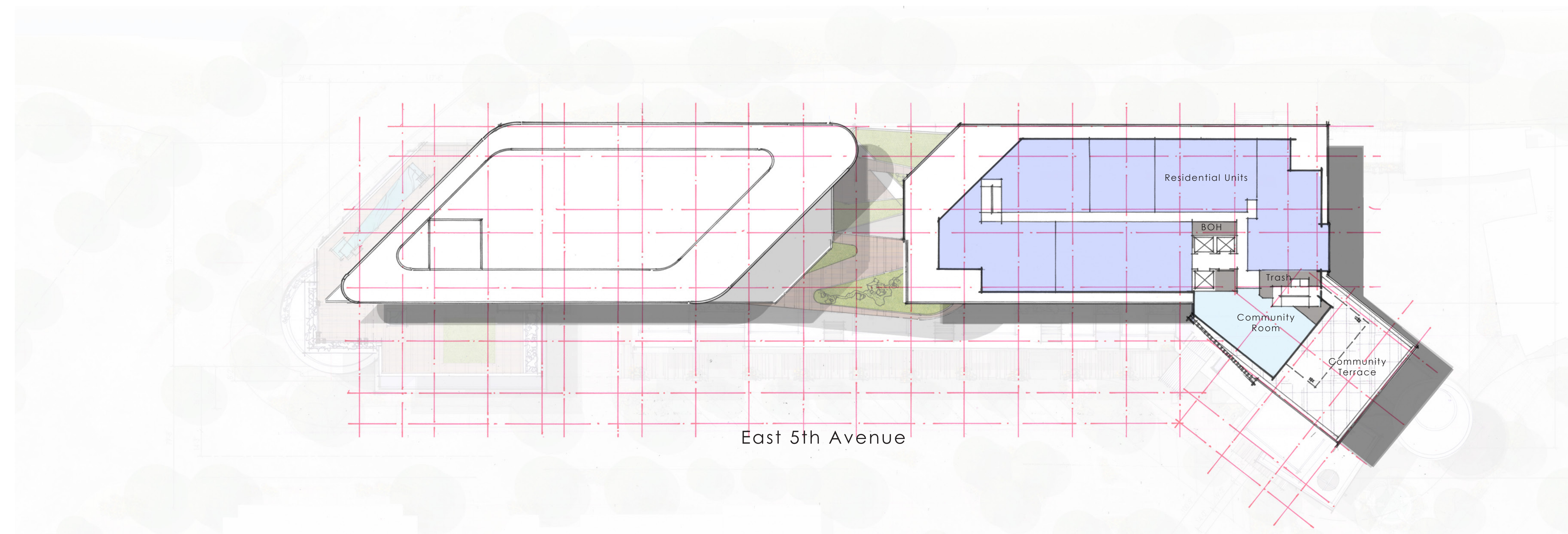
Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

C.8





SouthBridge 2 Mixed Use | 11th Floor Plan



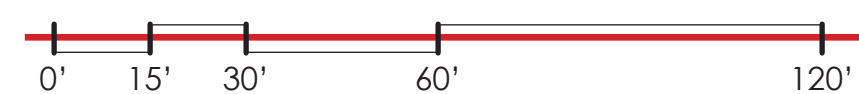
Site C : SouthBridge 2 Mixed Use | 12th Floor Plan

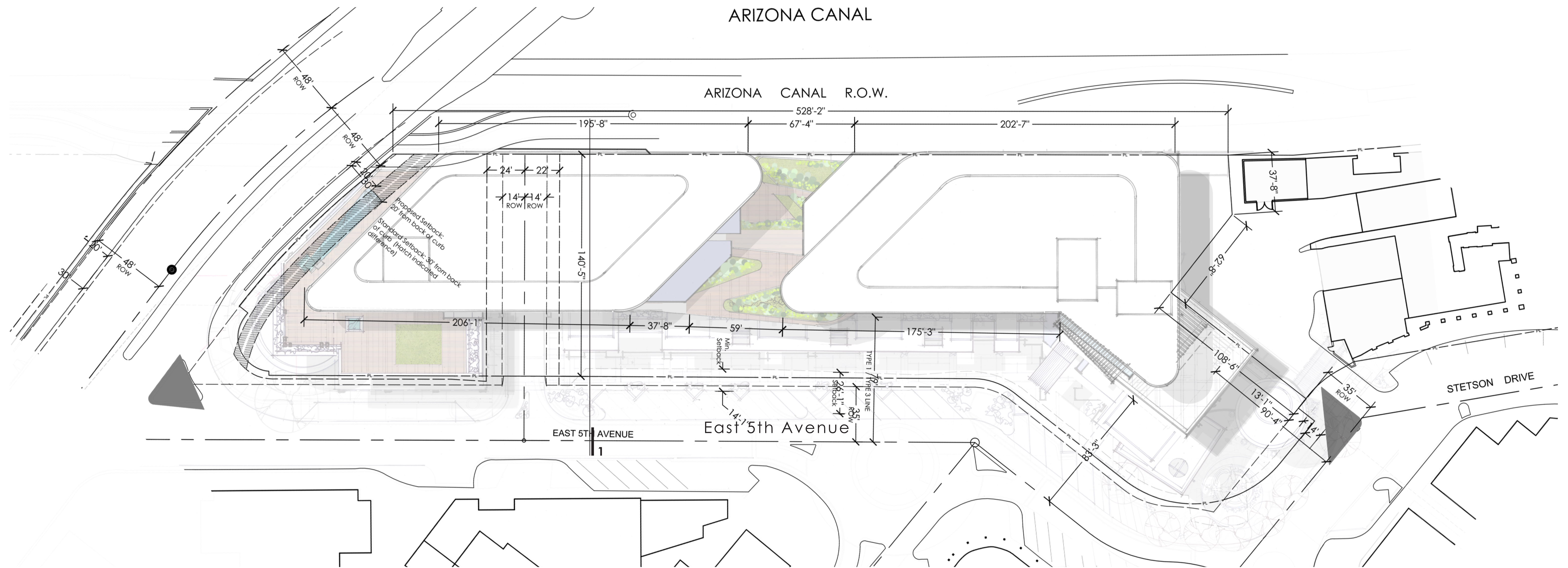


SouthBridge
Spring Creek Development
SouthBridge Expansion

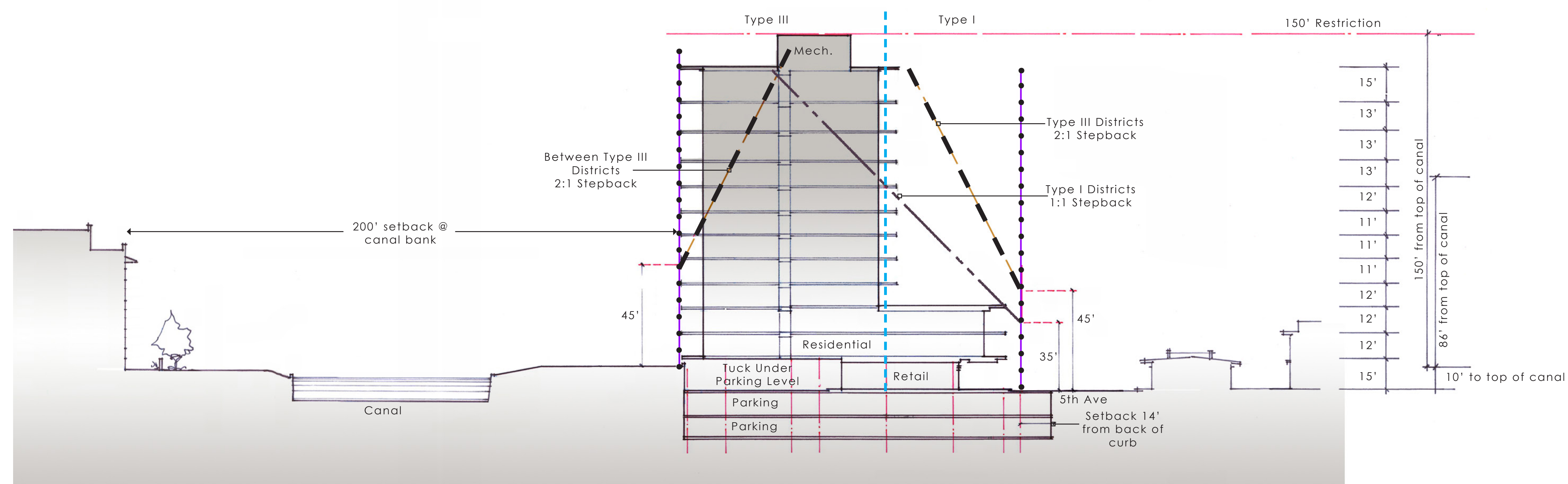
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

C.9





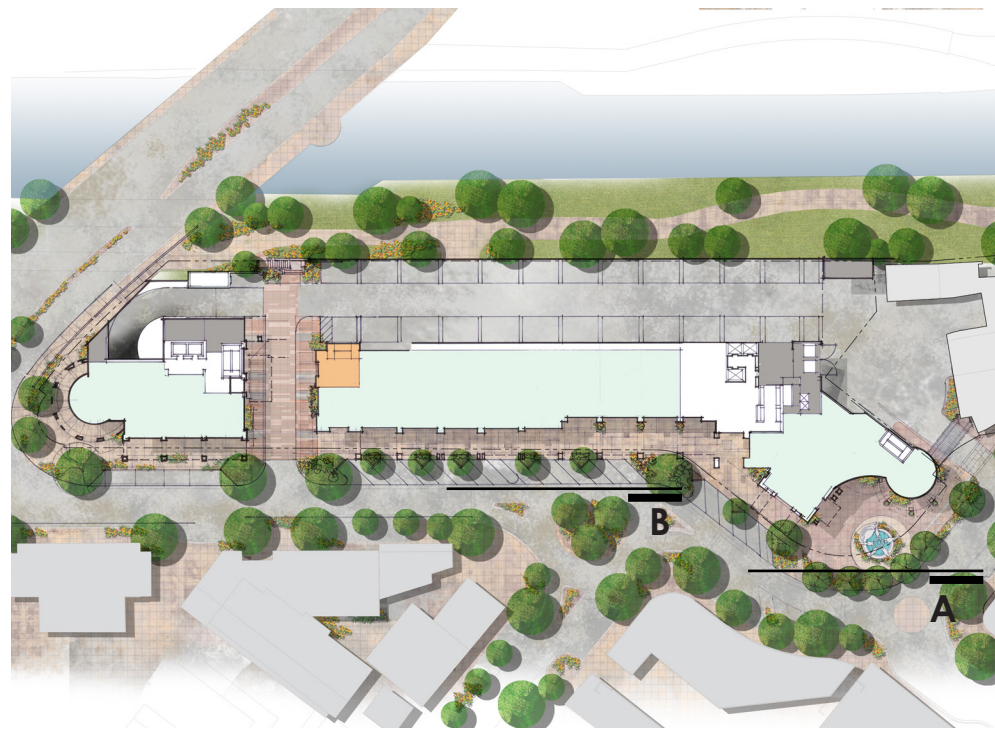
SouthBridge 2 Mixed Use | Roof Plan



Site C : SouthBridge 2 Mixed Use | Building Cross Section 1



SouthBridge 2 Mixed Use | 5th Ave Elevation Study A



Location Plan



SouthBridge 2 Mixed Use | Streetscape @ Fountain Park B

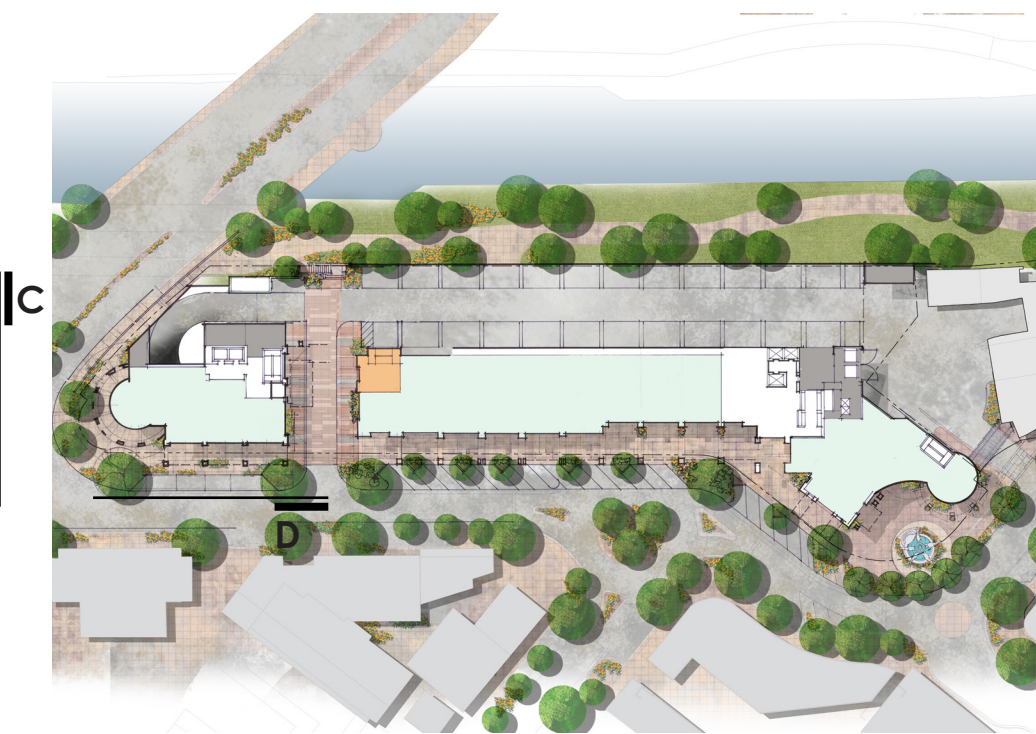
Site C : SouthBridge 2 Mixed Use | Streetscape Elevation Study

SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06
Amended Zoning Materials

C.11

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Location Plan

SouthBridge 2 Mixed Use | Streetscape @ Goldwater C



SouthBridge 2 Mixed Use | Streetscape @ Goldwater & 5th D
Site C : SouthBridge 2 Mixed Use | Streetscape Elevation Study

SouthBridge
Spring Creek Development
SouthBridge Expansion

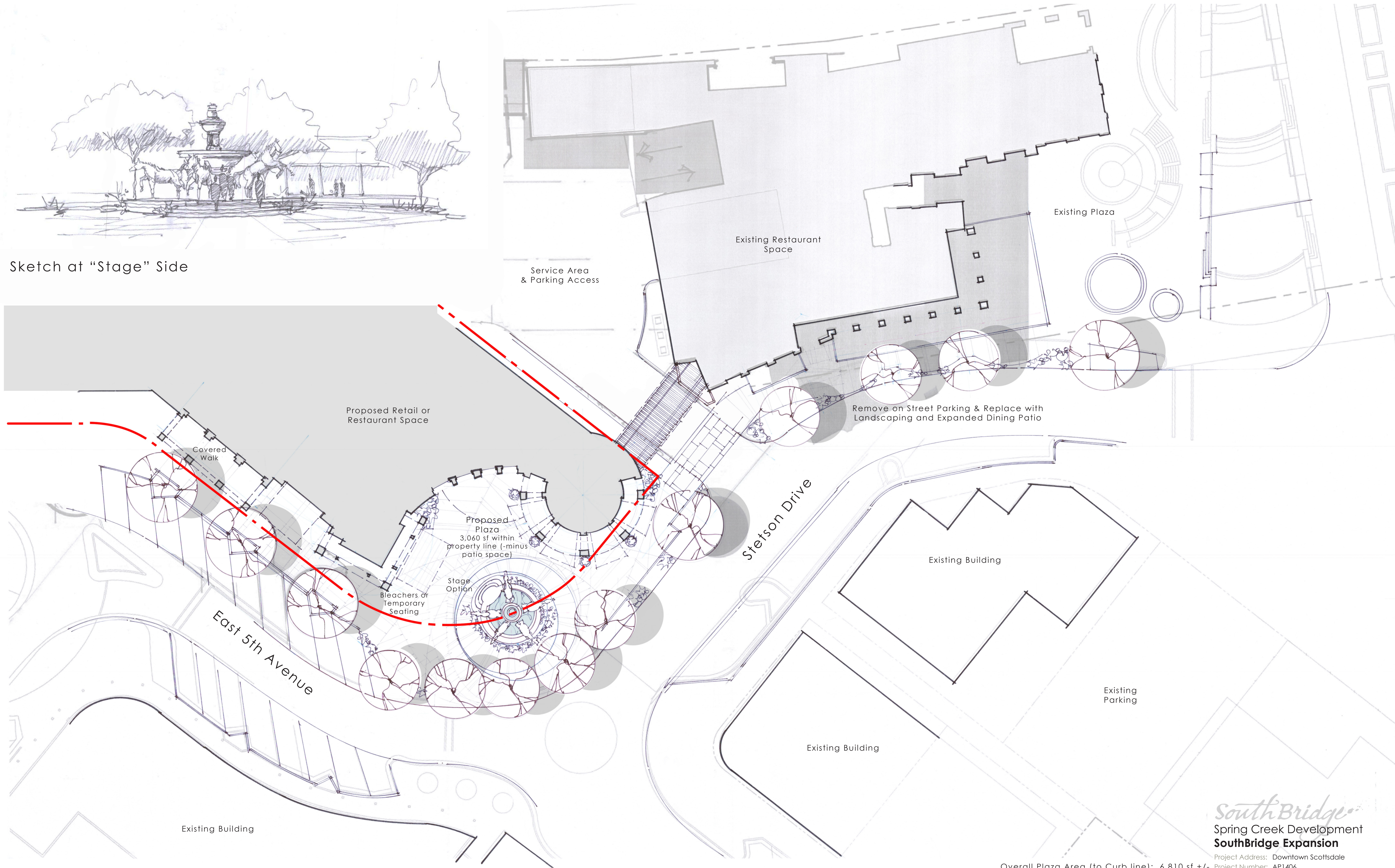
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

C.12

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Sketch at "Stage" Side



Overall Plaza Area (to Curb line): 6,810 sf +/-
 Plaza area within Property Line: 3,060 sf +/-

Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

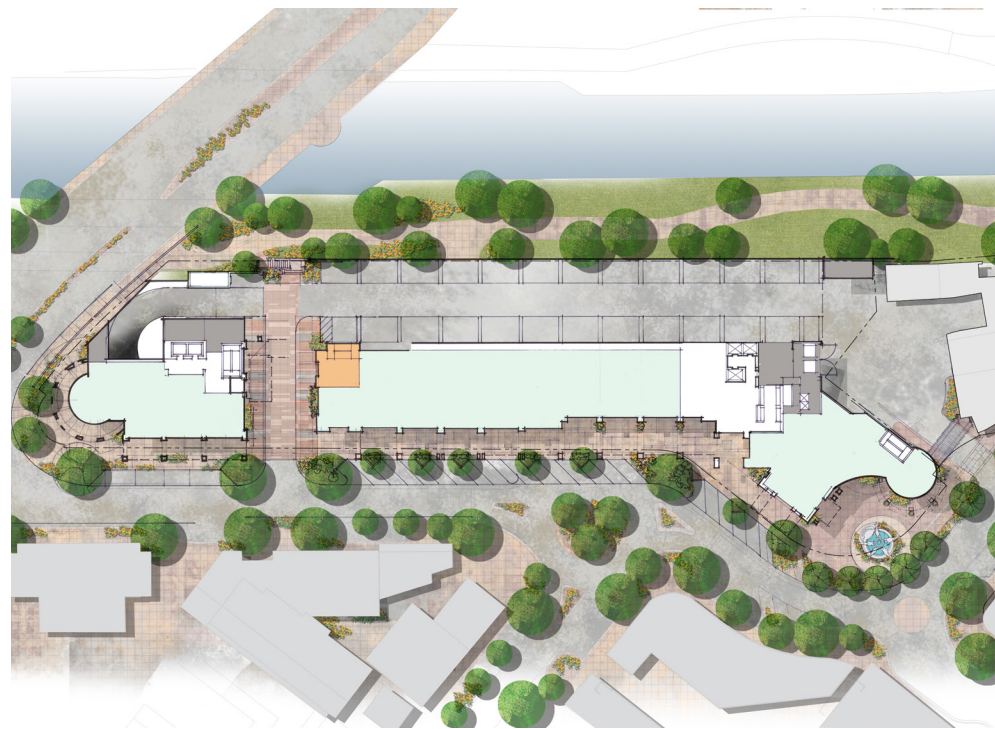
SouthBridge 2 Mixed Use | Proposed Horse Fountain Plaza

SouthBridge
 Spring Creek Development
SouthBridge Expansion

C.13



Building Elevation | Northwest | Canal Side



Location Plan



Building Elevation | Northeast | Service Side



Building Elevation | Southwest | Goldwater



Building Elevation | Southeast | 5th Ave

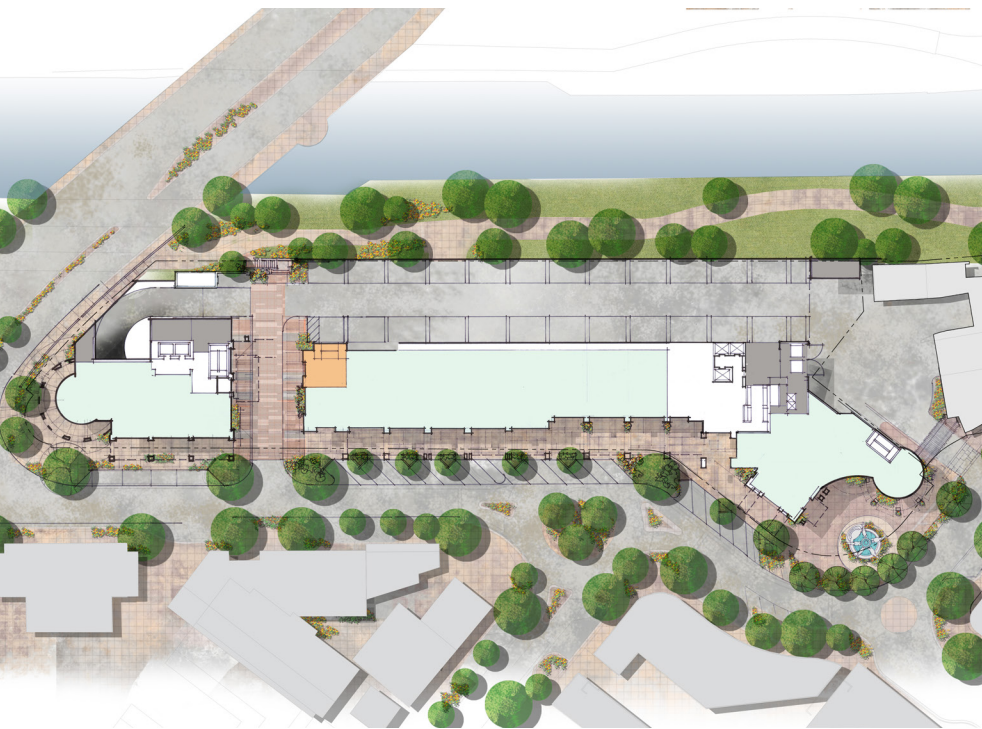
SouthBridge 2 Mixed Use | Elevation Study

SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

C.14

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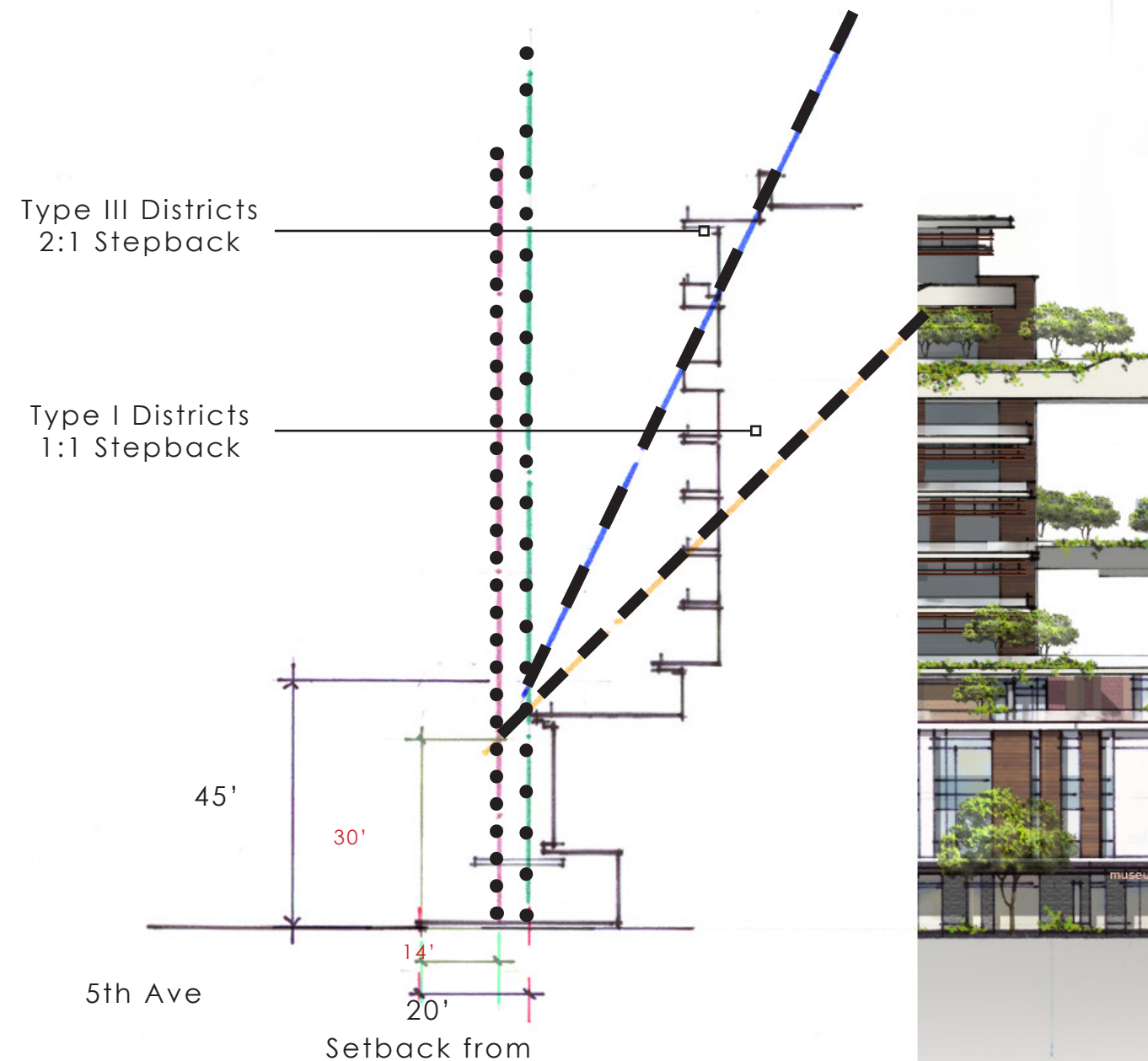


Location Plan



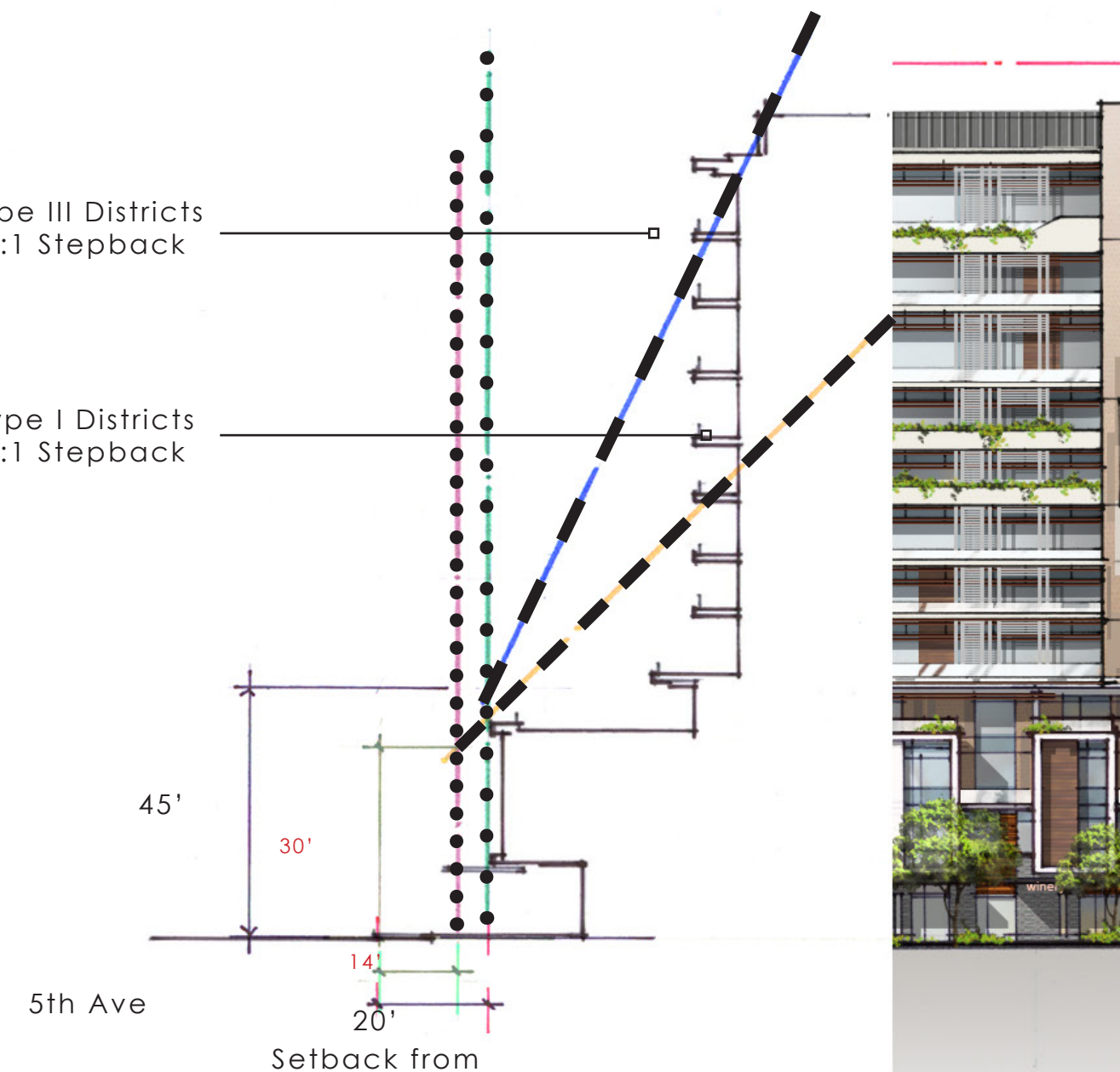
Amended Setback / Stepback in Black
Original Setback/Stepback in red

Section A



Amended Setback / Stepback in Black
Original Setback/Stepback in red

Section B



Amended Setback / Stepback in Black
Original Setback/Stepback in red

Section C



Amended Setback / Stepback in Black
Original Setback/Stepback in red

Section D

Facade Sections | Revised Elevation Study



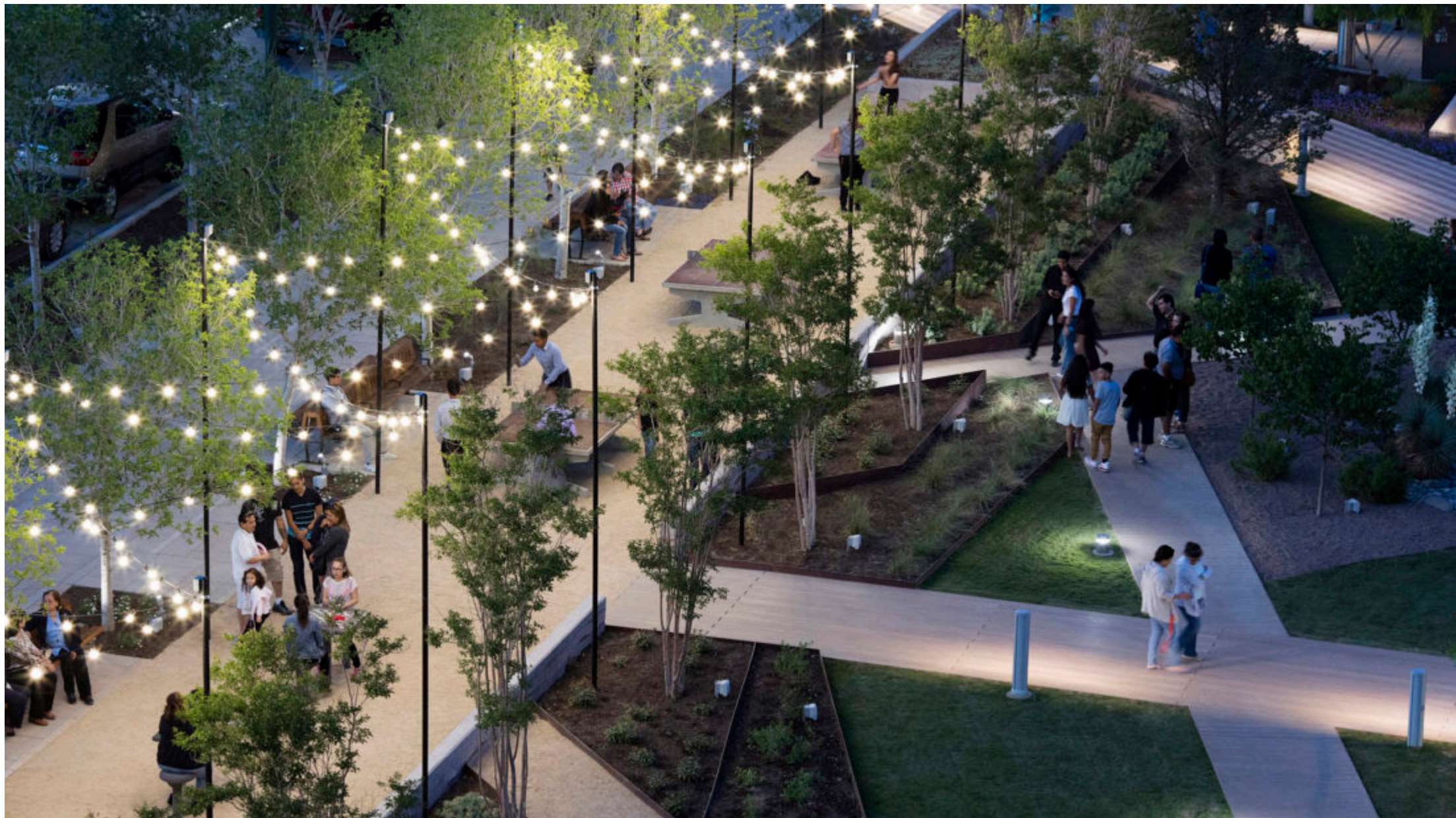
Section A

Section B

Section C

Section D

Building Elevation | Southeast | 5th Ave



Southbridge West (7030 E 5th Ave. & Tang Property)

Site Data			
C	Site Area: Gross	137,885 sf	3.1654 ac
	Area includes 70th Place		
	Site Area: Net	93,150 sf	2.13843 ac
	Type 1 Site Area	68,074 sf	1.56276 ac
	Type 2 Site Area	0	0
	Type 3 Site Area	69,811 sf	1.60264 ac
	Max. FAR	1.400	
	Provided FAR	0.201	
Program	Occupancy	R1/R2/S-1	
	Current Zoning	C2 DO Type 1 & 2	
	Proposed Zoning	D/DMU-3 PBD DO with IID	
		D/DC-1 PBD DO with IID	
	Max. Allowable Height	45'/84'/150'	
	Actual Height	150'	
	Residential Area	409,566 sf	
	City Space	0 sf	
	Amenity Area	20,680 sf	
	Commercial Area	27,700 sf	
	Service / BOH	20,854 sf	
	Parking Area Above	25,650 sf	
	Parking Area Underground	167,700 sf	
	Circulation	42,067 sf	
	Vertical Penitrations	25,690 sf	
	Total Gross Building Area	739,907 sf	
	Commercial Patio	3,200 sf	
Residential Units			
	Studio	0	
	1bd	25	
	2bd	125	
	3bd	44	
	Total Unit Count	194	

South Bridge 2 Buiding Area Breakout

Level	BOH	Parking	Circ	Resi	Retail	Amenity	City	Vertical penitrations	Floor Total	units	Parking Spaces	Community Patio	1b	2b	3b
b3	0	0							0						
b2	2,100	84,550	1,040			3,630		1,380	92,700		203				
b1	2,500	83,150	880			2,900	0	1,380	90,810		187				
1	4,430	25,650	1,850	0	27,700	1,570	0	2,030	63,230		74	3200			
2	1,330		5,900	43,040	0	7,700		1,900	59,870	18		2100	4	10	4
3	1,330		6,100	47,450				1,900	56,780	20			6	10	4
4	1,462		6,000	42,700				1,900	52,062	22			6	11	5
5	990		3,040	34,150		2,980		1,900	43,060	17		7880	1	12	4
6	988		2,640	38,520				1,900	44,048	18			1	13	4
7	988		2,648	38,520				1,900	44,056	19			1	14	4
8	988		2,648	38,520				1,900	44,056	19			1	14	4
9	988		2,648	38,520				1,900	44,056	19			1	14	4
10	988		2,648	38,520				1,900	44,056	19			1	14	4
11	988		2,648	35,736				1,900	41,272	17			2	10	5
12	784		1,377	13,890		1,900		1,900	19,851	6		2240	1	3	2
13	0		0	0		0		0	0	0		0	0	0	0
Subtotal	20,854	193,350	42,067	409,566	27,700	20,680	0	25,690	739,907	194	464	15,420	25 12.9%	125 64.4%	44 22.7%

194 units

SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06



SouthBridge
 Spring Creek Development
SouthBridge Expansion

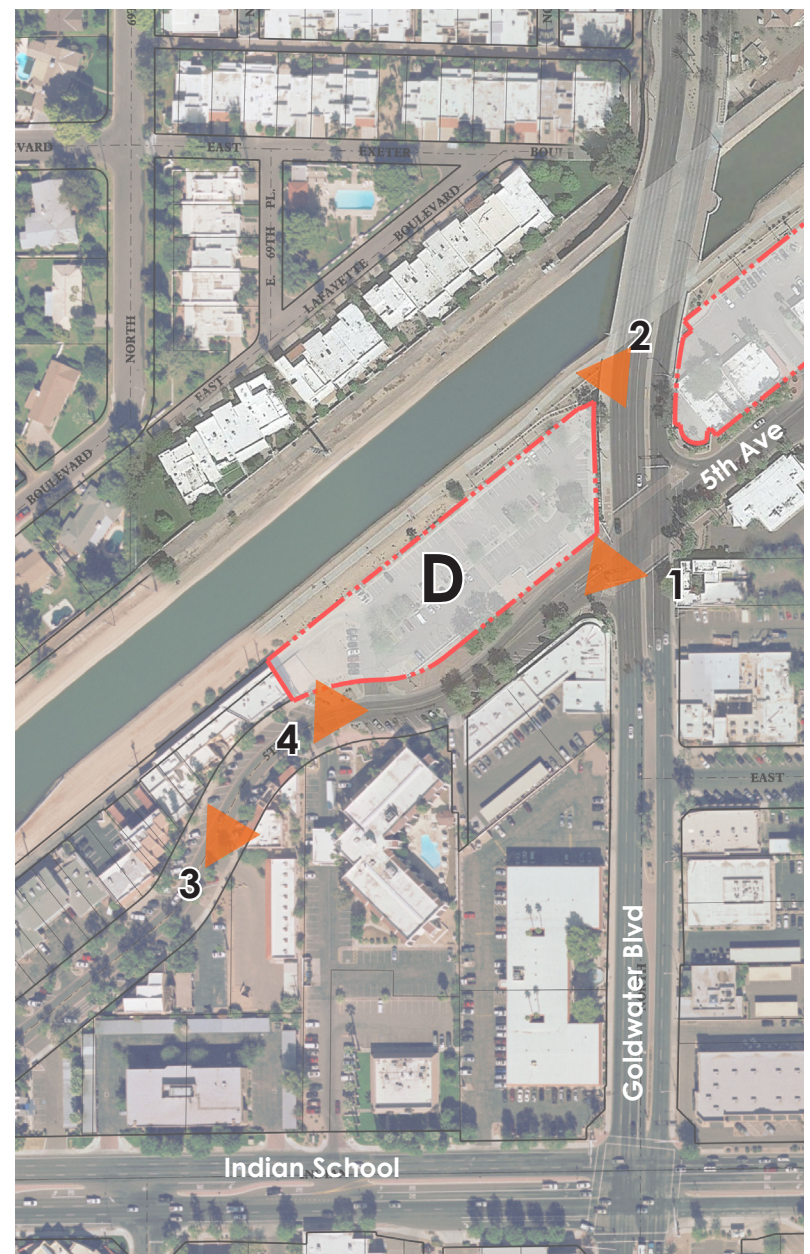
Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

Character Study: Horse Fountain Park

C.19

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Key Plan

General Data

Total Gross Area	89,667 sf 1.413 ac
Total Net Area	61,560 sf 1.143 ac
Zoning	C-2

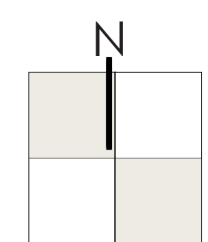
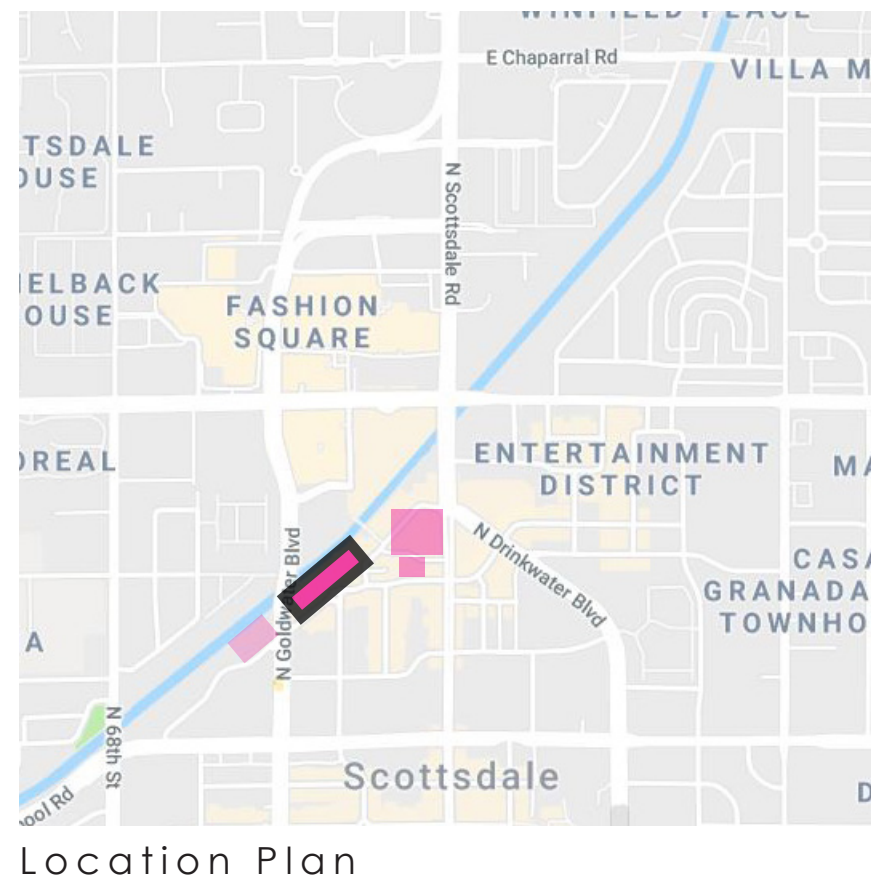
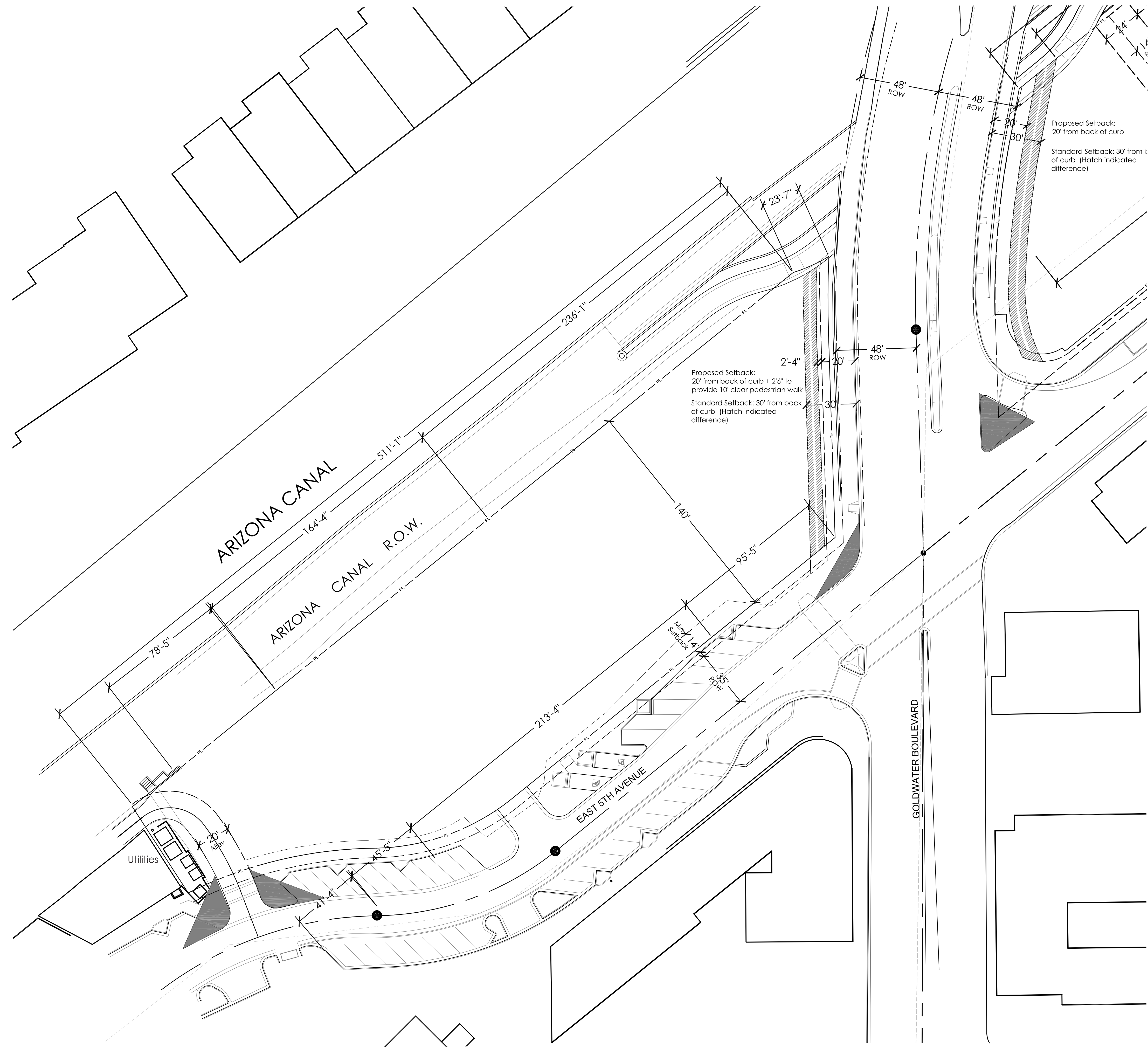
SouthBridge

Spring Creek Development SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

D.0

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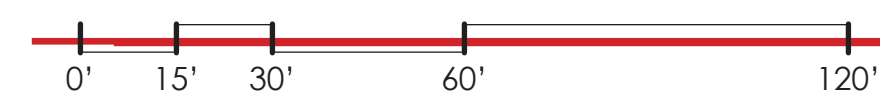
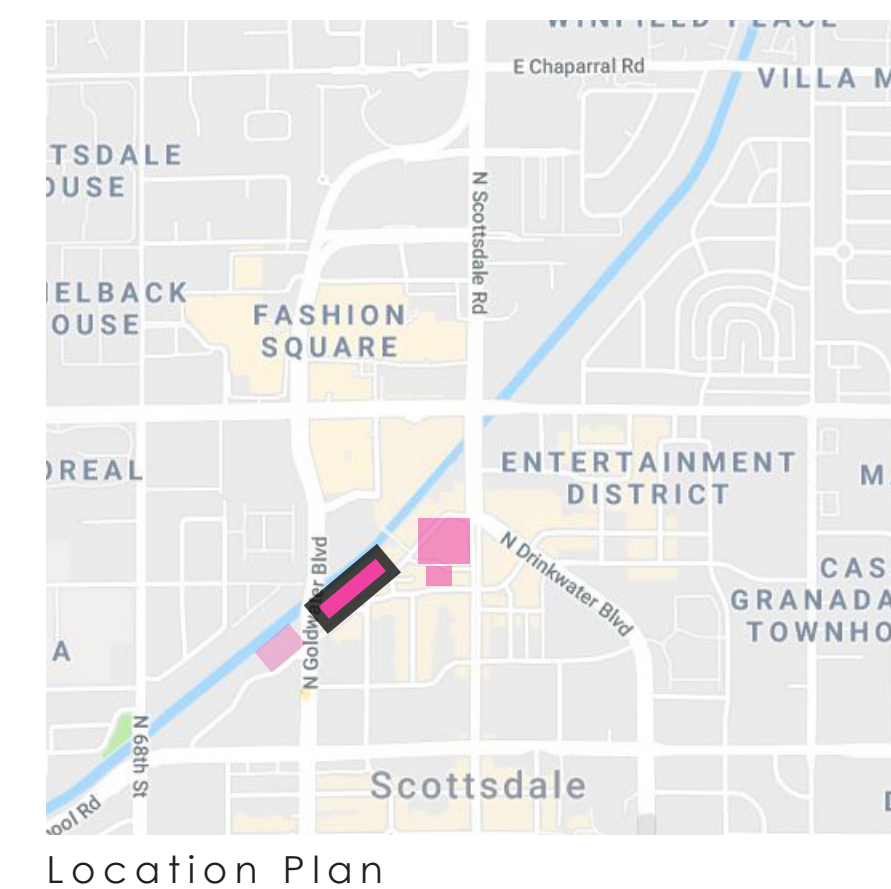


SouthBridge
 Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

Site D : Rose Garden Site | Dimensioned Site Plan

D.1

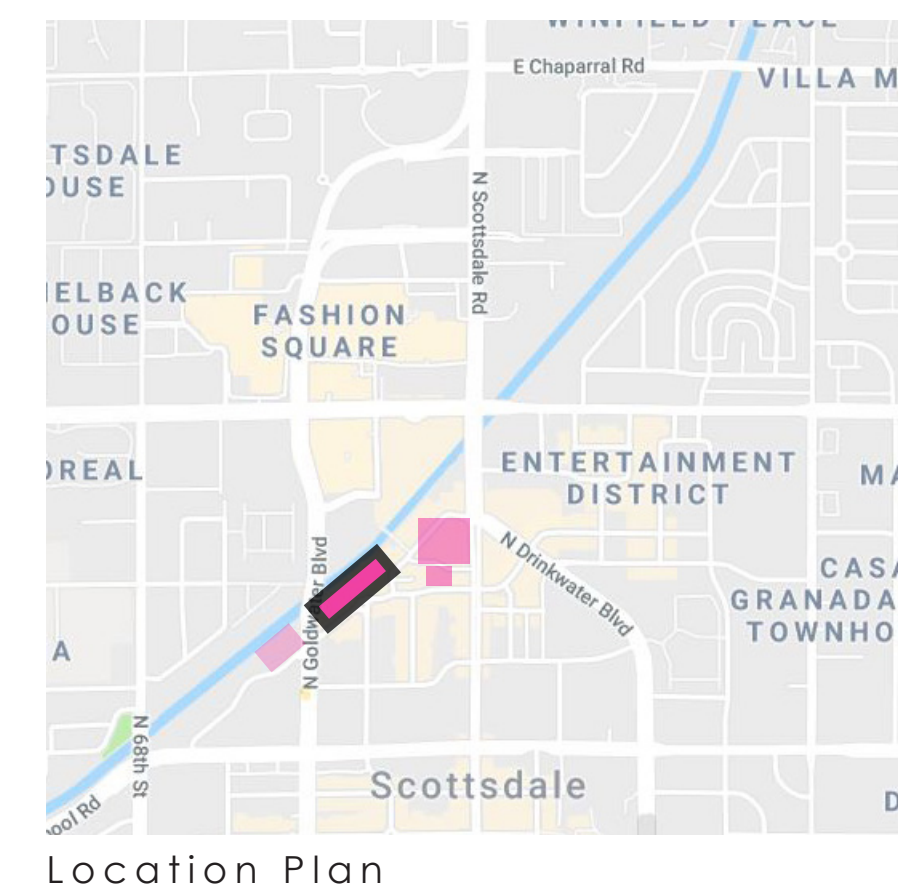


Enlarged Hardscape Plan Detail - Site D
COLWELL SHELOR LANDSCAPE ARCHITECTURE

SouthBridge
 Spring Creek Development
SouthBridge Expansion
 Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

DH.1

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Canal Bank:
Masses of
Desert Spoon
Tecoma spp.
Blue Bells
Pale Leaf Yucca
Bougainvillea

Canal Trees:
Evergreen Elm
Heritage Live
Oak
Sweet Acacia

Turf

Date Palms

Accent Trees:
Chihuahuan
Orchid Tree

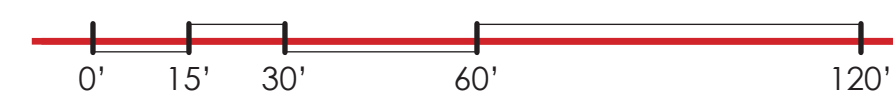
Street Trees:
Evergreen Elm
Heritage Live Oak

Understory:
Lantana
Coral Fountain
Pink Muhly

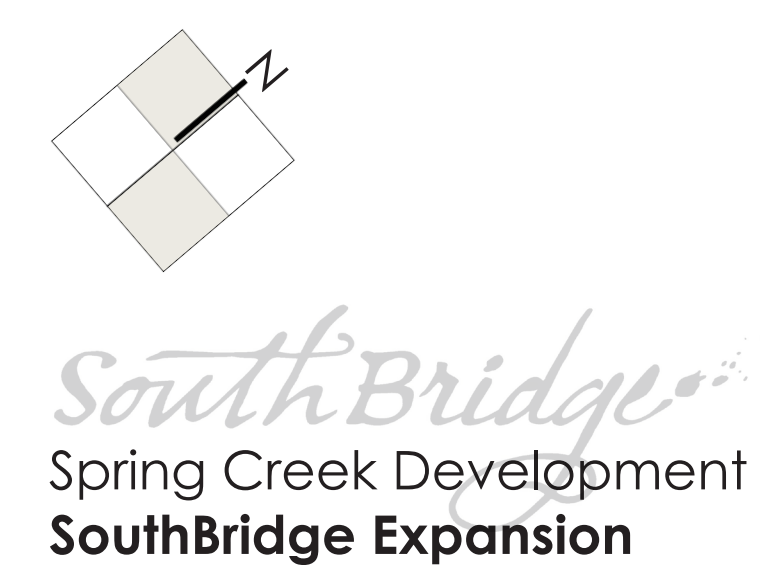
Raised Planters:
Coral Fountain
Elephants Food
Mexican Fence
Post

Planting at
Building:
Blue Glow
Agave
Deer Grass
Pink Muhly

Creeping Fig
Vine
on Wall

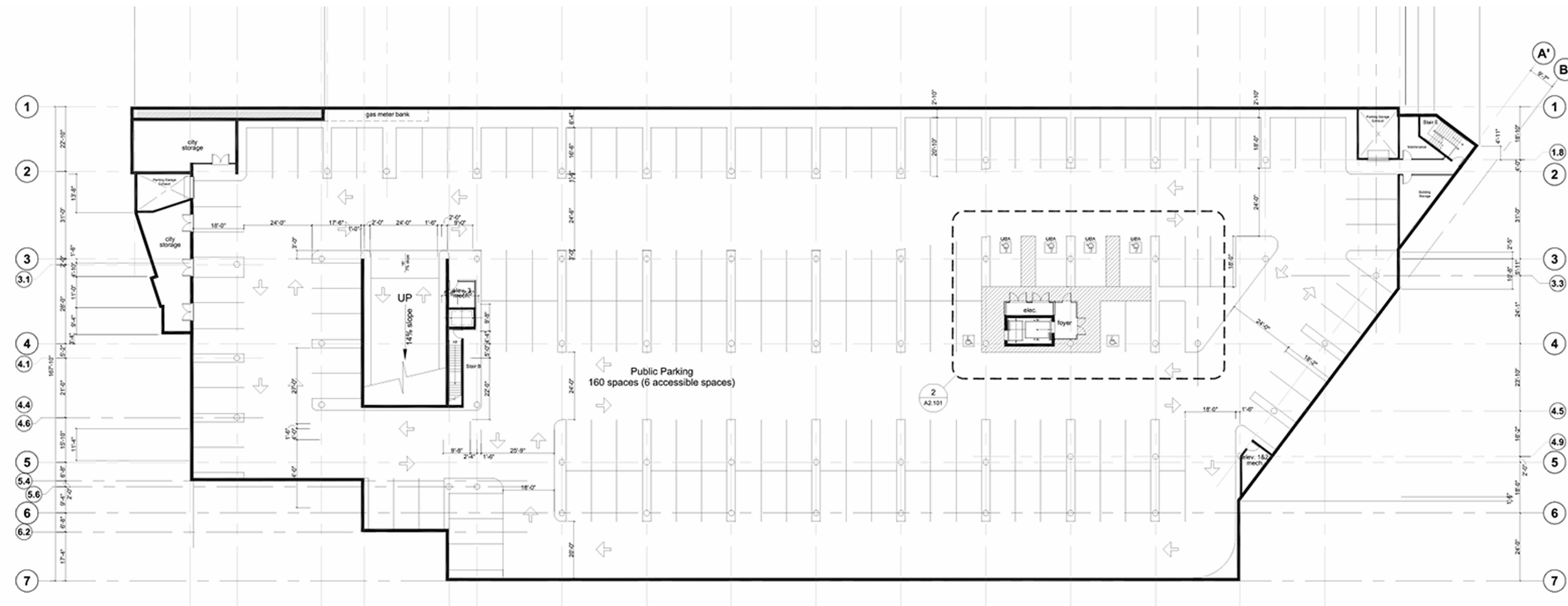


Enlarged Landscape Plan Detail - Site D
COLWELL SHELOR LANDSCAPE ARCHITECTURE

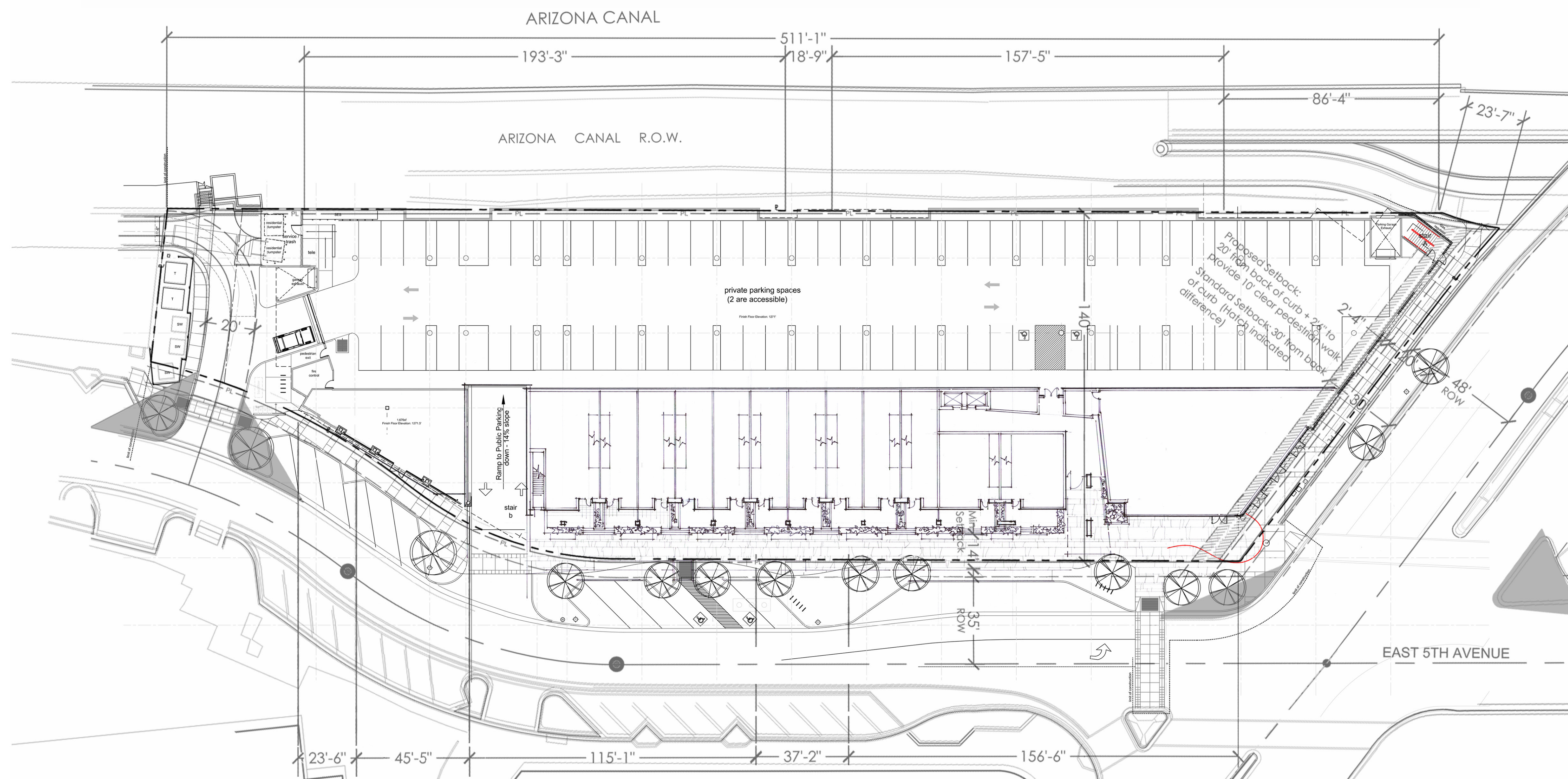


Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

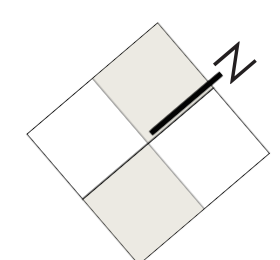
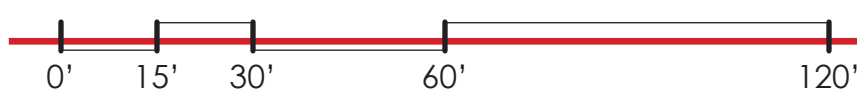
DL.1



Parking Floor Plan | Level B1



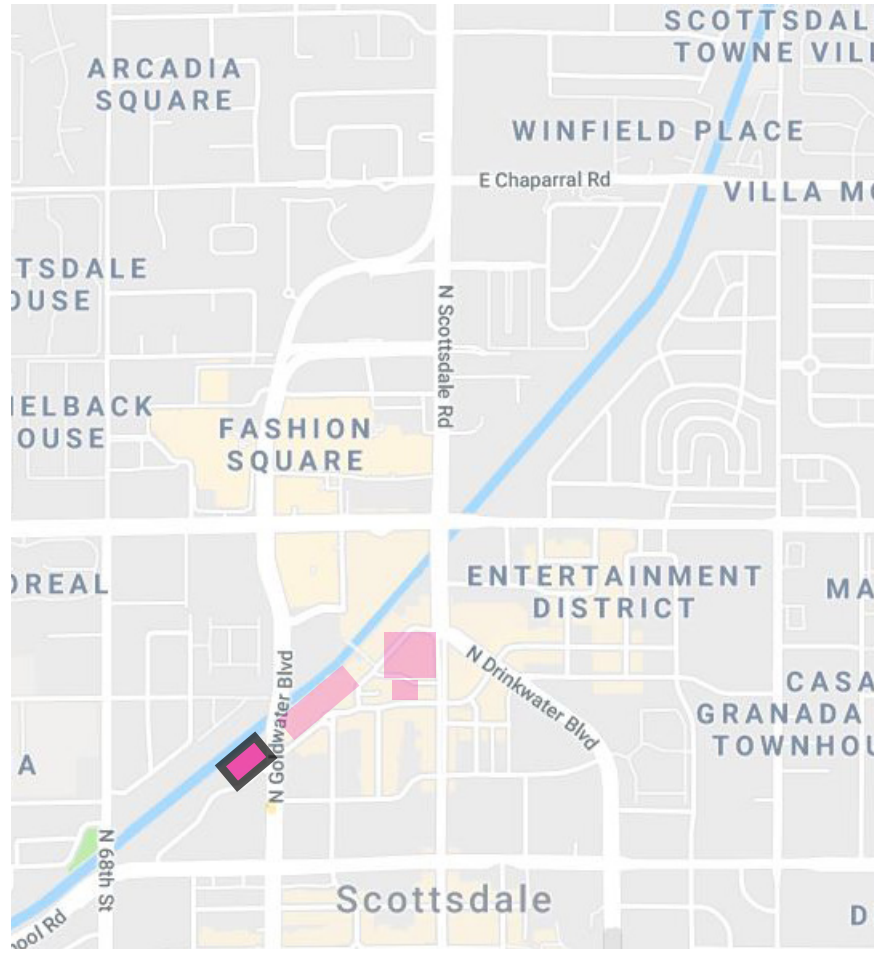
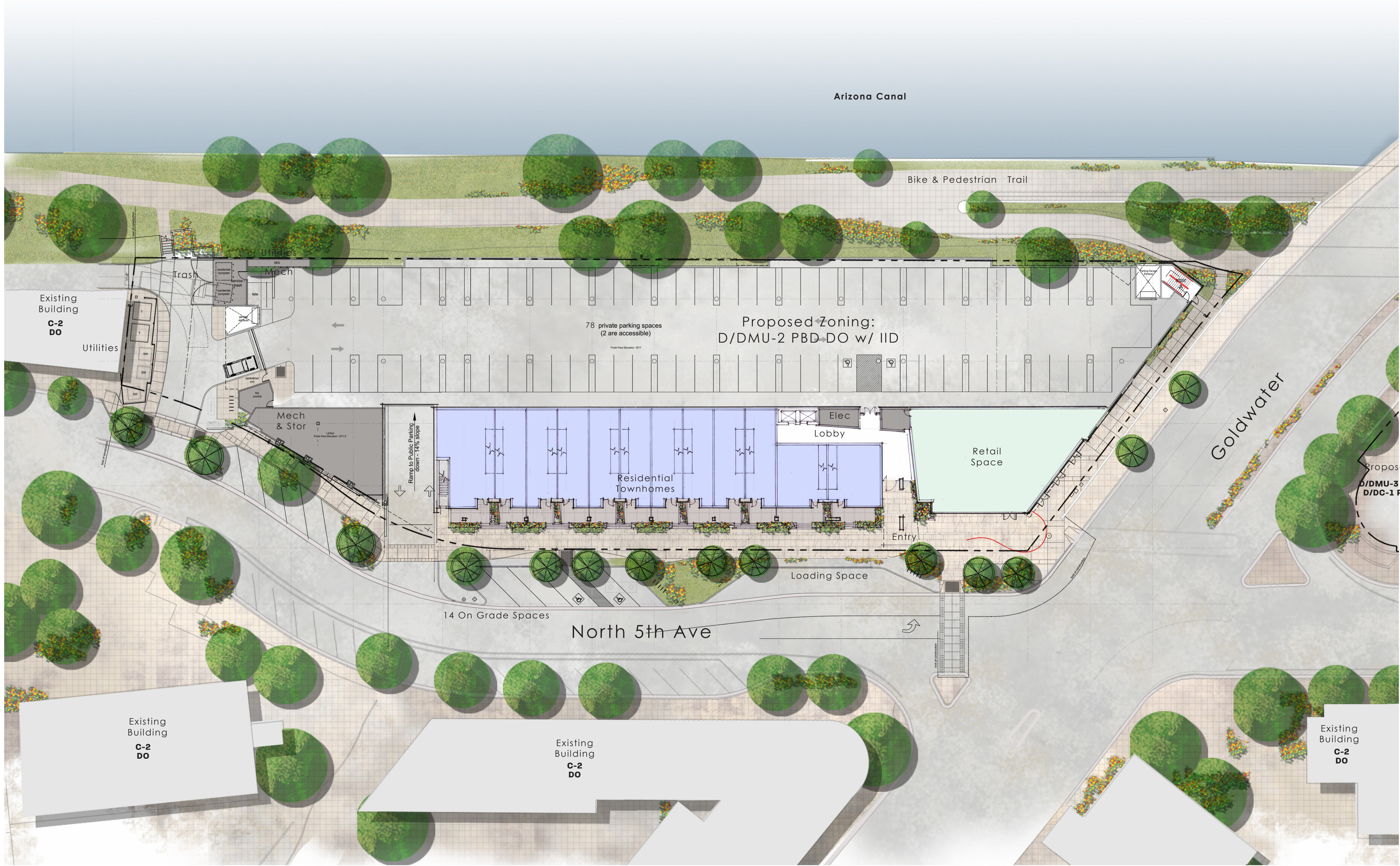
Site D : Rose Garden | 1st Floor Plan / Parking Level



SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

D.1

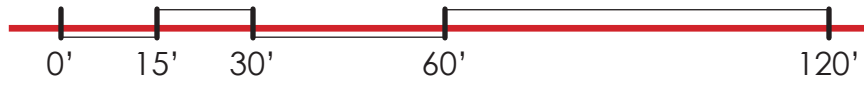


Location Plan

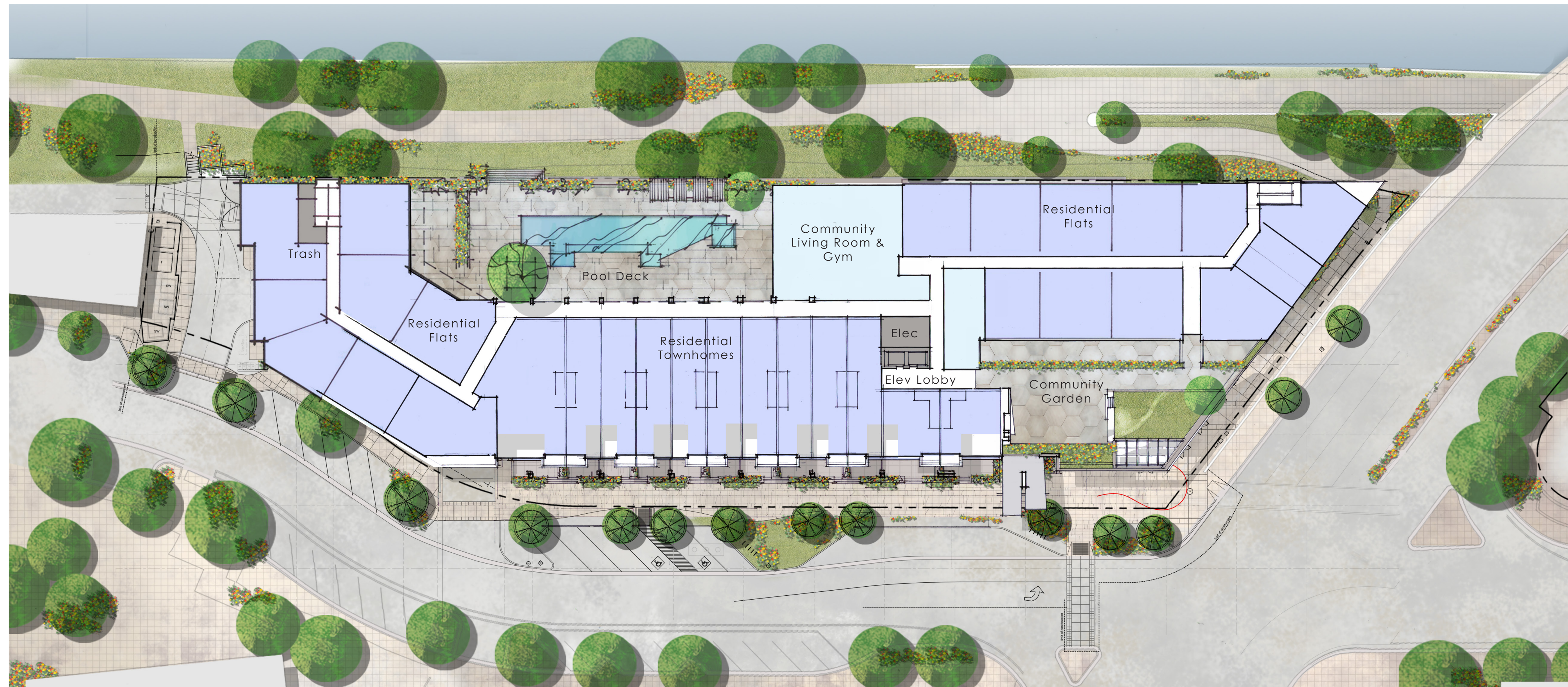
Site D Data (Residential)	
Lot Area: Gross	89,667 sf
Type II	
Lot Area: Net	61,560 sf
Current Zoning C2 DO Type II	
Proposed Zoning	D/DMU-2 PBD DO with IID
Gross Building Area 217,440 sf	
Open Space Required	NA
Open Space Provided	5,900 sf
Residential Units	
Studios	21 units
1 bdrm	109 units
2 bdrm	29 units
Townhomes	10 units
Total Residential Units	174 units



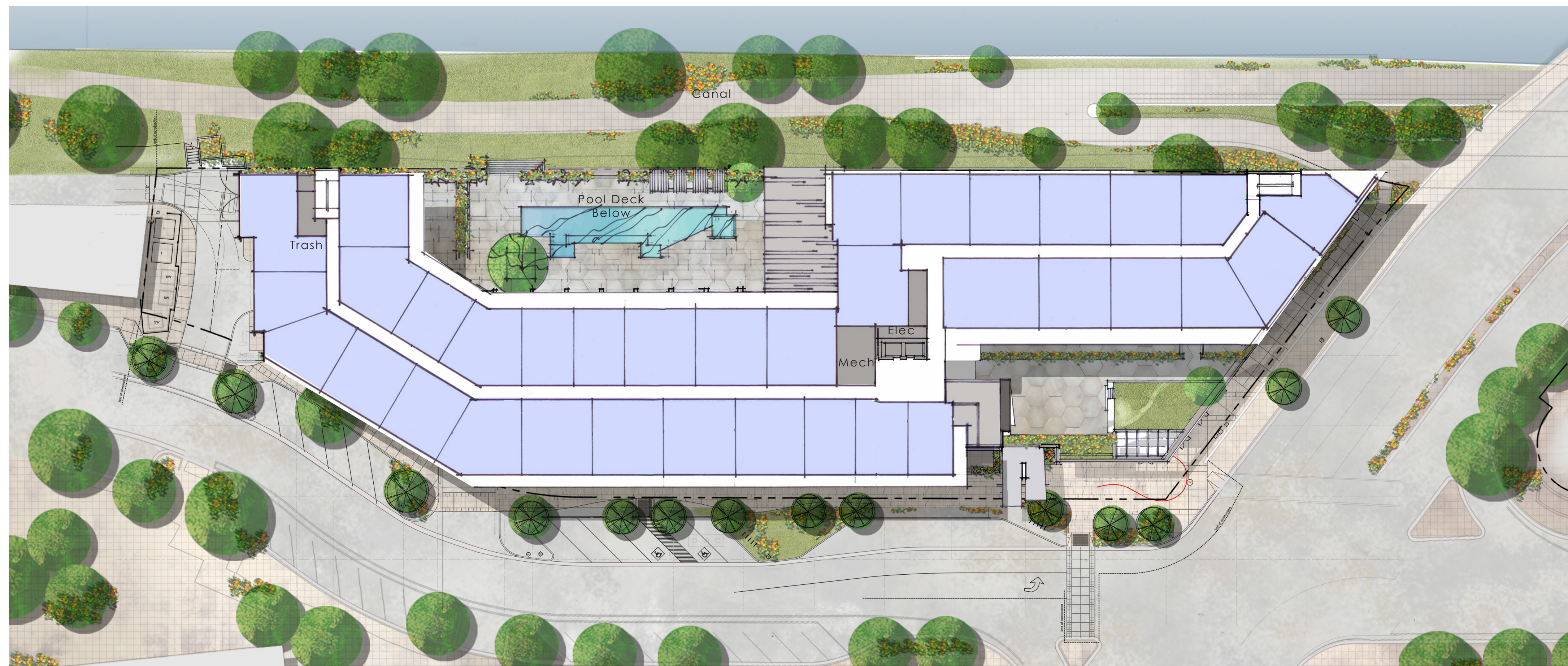
SouthBridge
Spring Creek Development
SouthBridge Expansion
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06



Site D : Rose Garden | 1st Floor Plan / Parking Level



Rose Garden | 2nd Floor Plan | Above grade Parking



Rose Garden | Typical Floor Plan

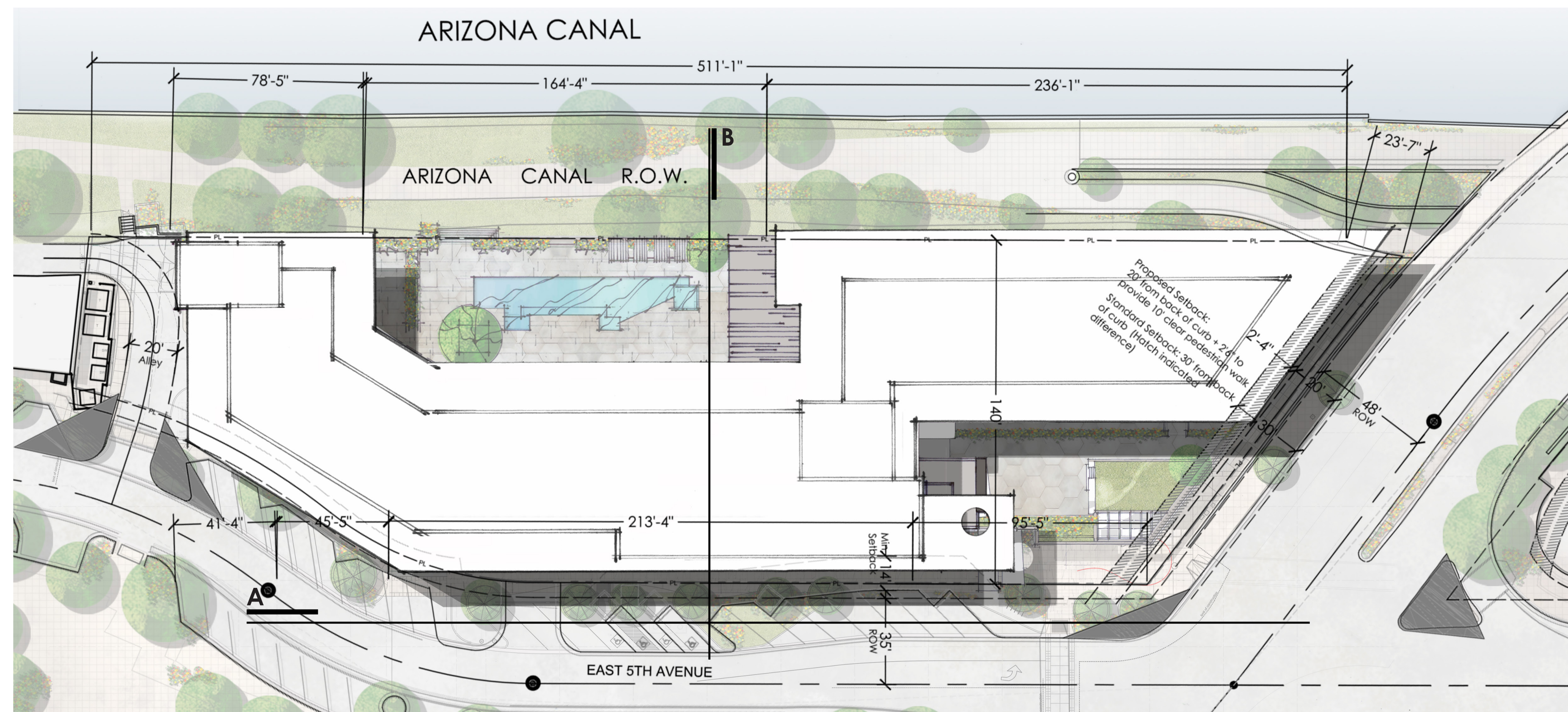
Site D : Rose Garden Site | Residential | Upper Levels



SouthBridge
Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

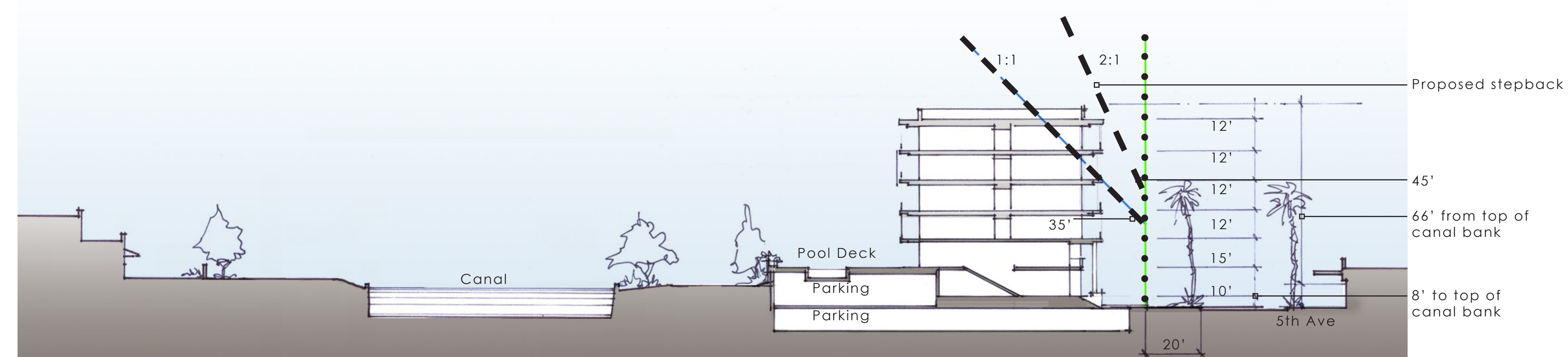
D.3



Rose Garden | Roof Plan

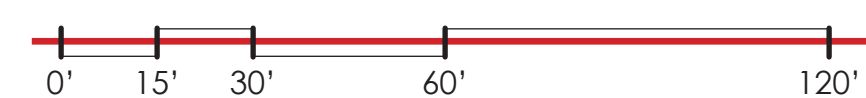


Rose Garden | 5th Avenue Elevation A



Rose Garden | Site Section B

Site D : Rose Garden Site | Residential | Roof & Sections





D

Rose Garden Area Program

Level	BOH	Parking	Circ	Resi	Retail	Amenity	City	Vertical penetrations	Floor Total	units	Parking Spaces	Community Patio	1b	2b	S	T
B1	497	63400	147			0	610	975	65,629		157					
1	2,720	30,170	830	9,125	3,857	0	0	2,375	49,077	12	78		0	0	0	12
2	490		3,890	28,650		3,520		650	37,200	19	0		13	5	1	0
3	970		3,425	31,300				650	36,345	35		6570	24	6	5	0
4	970		3,425	31,300				650	36,345	35			24	6	5	0
5	970		3,425	31,300				650	36,345	35			24	6	5	0
6	970		3,425	31,300				650	36,345	35			24	6	5	0
Subtotal	7,587	93,570	18,567	162,975	3,857	3,520	610	6,600	297,286	171	235	6,570	109	29	21	12
		Patio Space	650	sf									63.7%	17.0%	8.9%	7.0%

Rose Garden Site

Site Data

Site Area: Gross	89,667 sf	2.05847 ac
Site Area: Net	61,560 sf	1.41322 ac
Type 1 Site Area	0 sf	0 ac
Type 2 Site Area	89,667 sf	2.05847 ac
Max. FAR	1.400	
Provided FAR	0.043	
Occupancy	R-1/R-2/S-1	
Current Zoning	C2 DO Type 2	
Proposed Zoning	D/DMU-2 PBD DO with IID	
Max. Allowable Height	66' above canal	
Actual Height	66' above canal	

Program

Residential Area	162,975 sf
Amenity Area	3,520 sf
Commercial Area	3,857 sf
Commercial Patio	6,570 sf
Circulation	18,567 sf
Parking Area	93,570 sf
Back of House	7,587 sf
Vertical Penitrations	6,600 sf
Total Gross Building Area	303,246 sf

Residential Units

1bd	109
2bd	29
Studios	21
Townhome	12
Total Unit Count	171

Project Totals

Site Area

Overall Site Area: Gross	432,990 sf	9.94008 ac
Overall Site Area: Net	282,894 sf	6.49435 ac
Overall Type 1 Site Area	84,106 sf	1.93081 ac
	259,217 sf	5.9508 ac
Type 2 Site Area (w/o Rose Garden)		
Type 2 Site Area (including Rose Garden)	348,884 sf	8.00927 ac
Project Total FAR	1.060	(residential not included)
Project Total FAR	2	(rose garden site not included)

Program Totals

Residential		Office Space		Gross Project Area (includes below grade parking)	
Rose Garden	171 units	Rose Garden	0 sf	Rose Garden	303,246 sf
Southbridge West	194 units	Southbridge West	0 sf	Southbridge West	739,907 sf
Hotel Triangle Site	184 units	Hotel Triangle Site	119,040 sf	Hotel Triangle Site	795,918 sf
6th Ave Market Place	21 units	6th Ave Market Place	0 sf	6th Ave Market Place	45,610 sf
Residential Totals	570 units	Office Totals	119,040 sf	Gross Area Totals	1,884,681 sf
Overall Units per Acre	57.34 units / acre				
Retail Space		Hotel Keys		Gross Non Residential Project Area	
Rose Garden	0 sf	Rose Garden	0 keys	Rose Garden	11,444 sf
Southbridge West	18,467 sf	Southbridge West	0 keys	Southbridge West	27,700 sf
Hotel Triangle Site	19,400 sf	Hotel Triangle Site	200 keys	Hotel Triangle Site	374,310 sf
6th Ave Market Place	13,170 sf	6th Ave Market Place	0 keys	6th Ave Market Place	45,610 sf
Retail Area Totals	51,037 sf	Hotel Key Totals	200 keys	Gross Area Totals	459,064 sf
Restaurant Space (currently carried in Retail space)		Parking Area		Goss residential Area	
Rose Garden	3,857 sf	Rose Garden	93,570 sf	Rose Garden	162,975 sf
Southbridge West	9,233 sf	Southbridge West	193,350 sf	Southbridge West	409,566 sf
Hotel Triangle Site	9,700 sf	Hotel Triangle Site	246,900 sf	Hotel Triangle Site	153,216 sf
6th Ave Market Place	0 sf	6th Ave Market Place	0 sf	6th Ave Market Place	23,690 sf
Restaurant Area Totals	22,790 sf	Parking Area Totals	533,820 sf	Gross Area Totals	749,447 sf



SouthBridge
 Spring Creek Development
SouthBridge Expansion

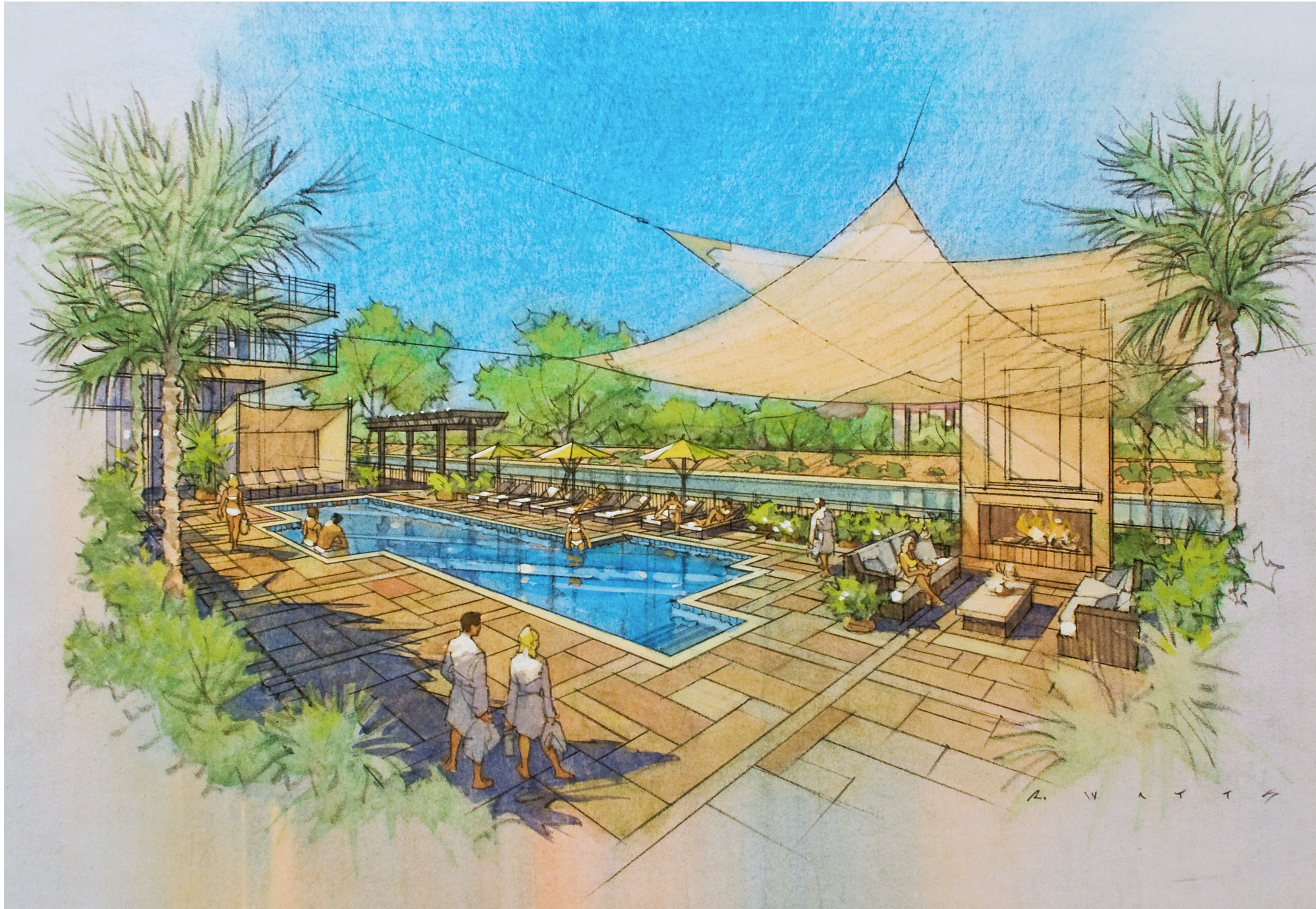
Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

Character Study: Canal Side Greenbelt

D.8

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SouthBridge
 Spring Creek Development
SouthBridge Expansion

Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

Character Study: Canal-side Residential Pool

D.9

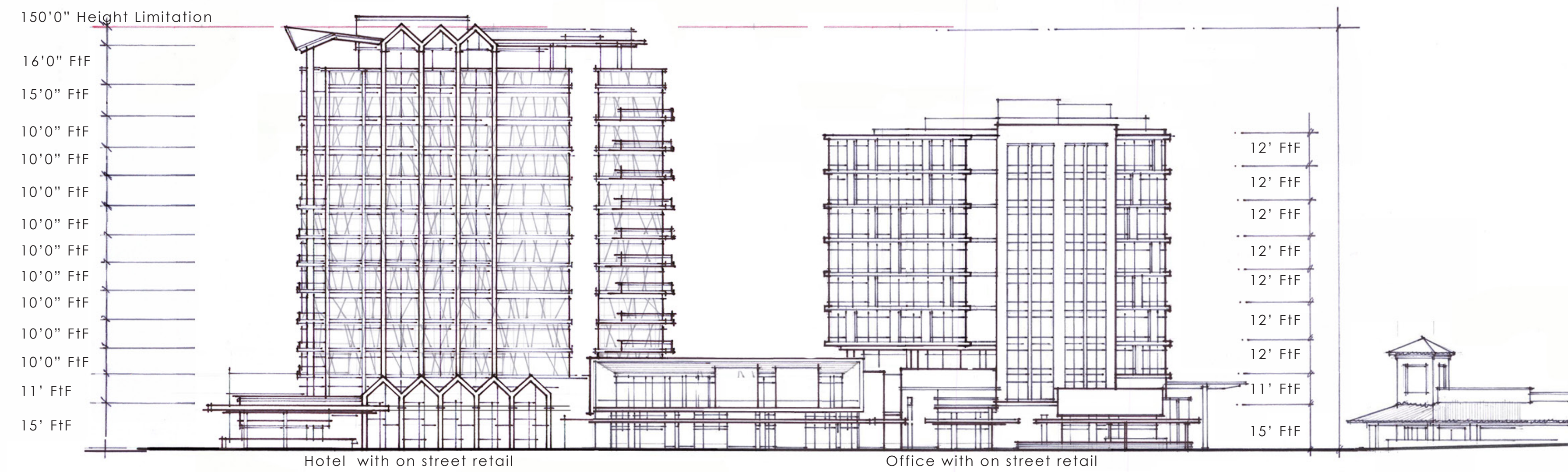
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South Bridge

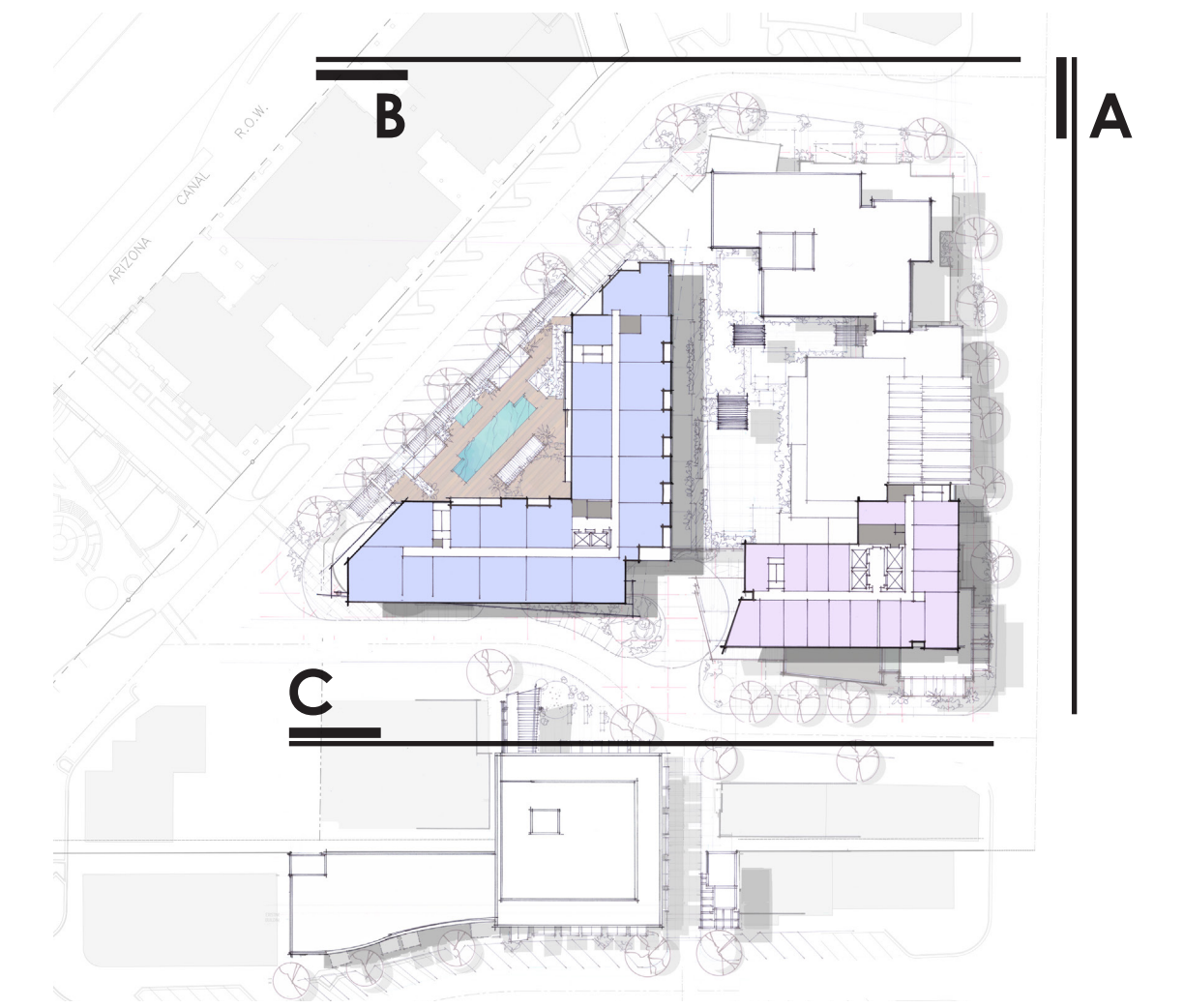


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COLWELL SHELOR LANDSCAPE ARCHITECTURE

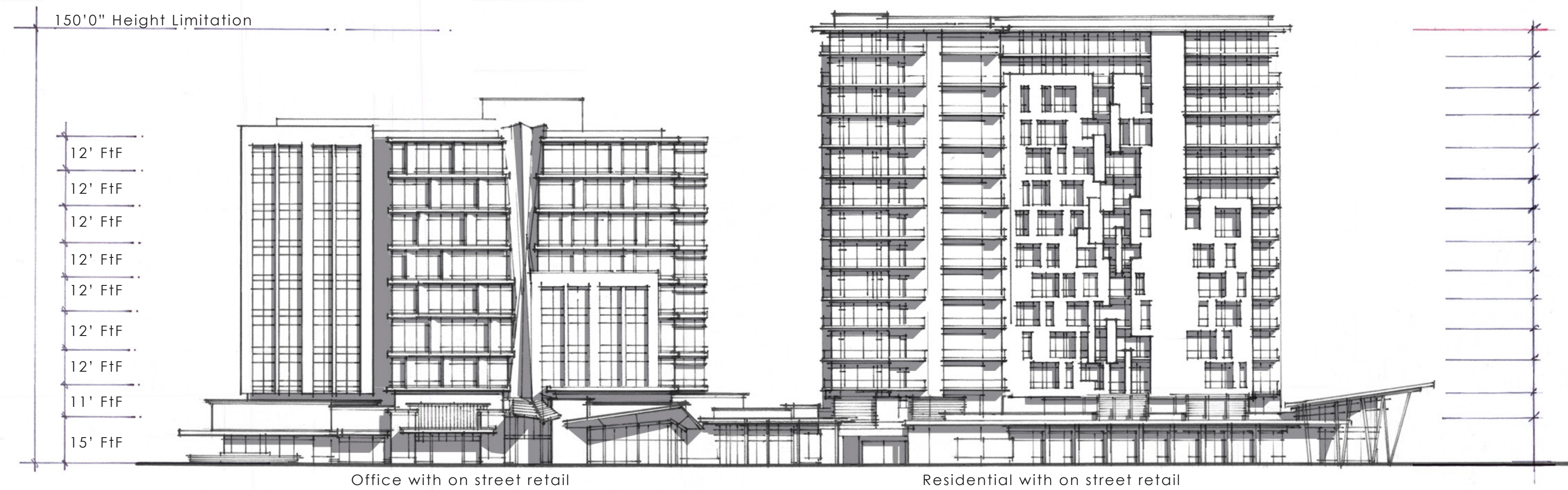




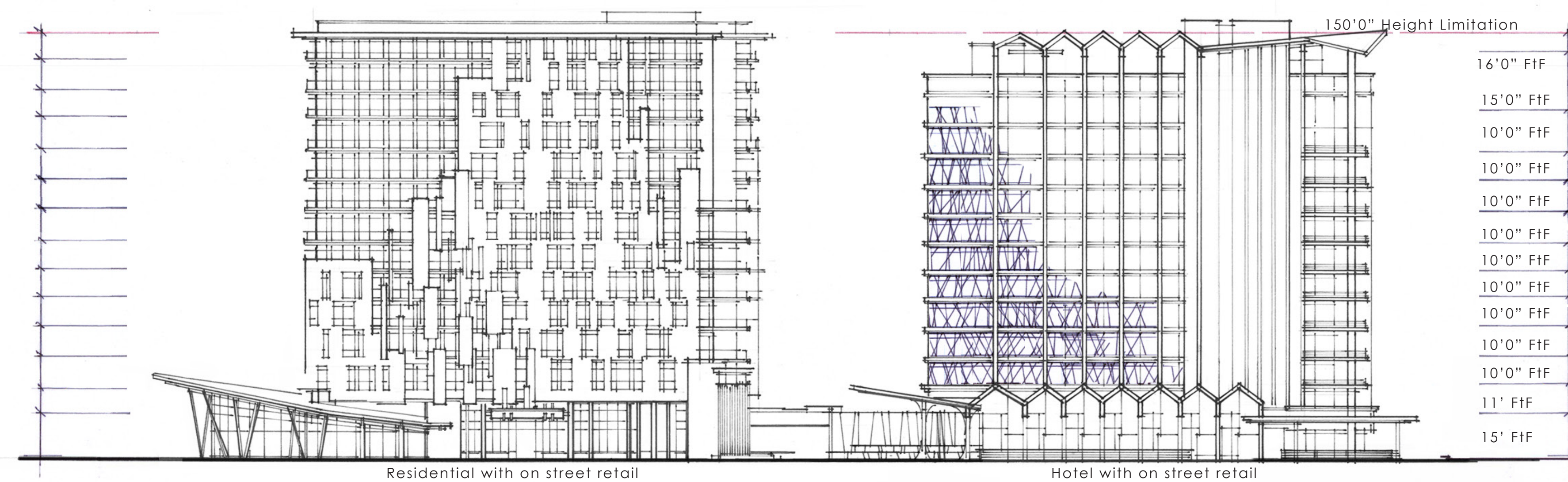
Hotel Site | Scottsdale Road Elevation A



Location Plan



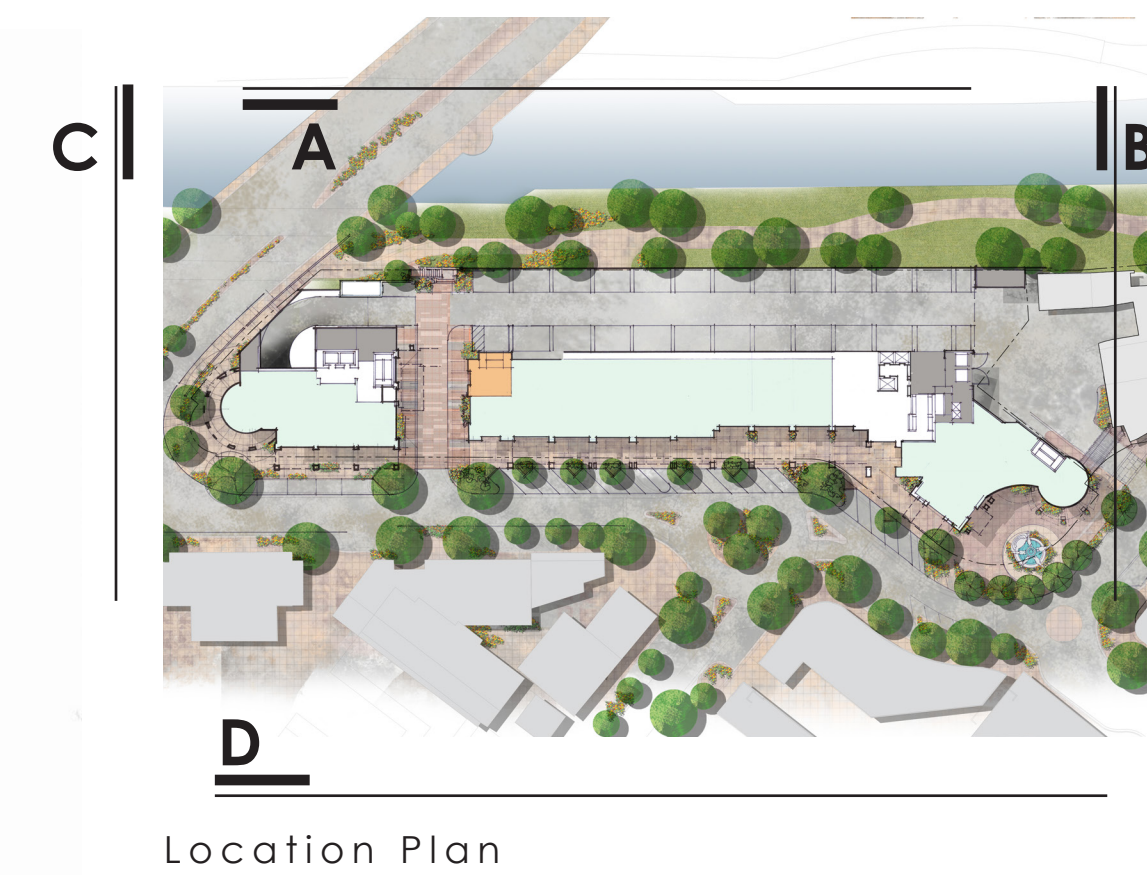
Hotel Site | North Elevation B | Stetson



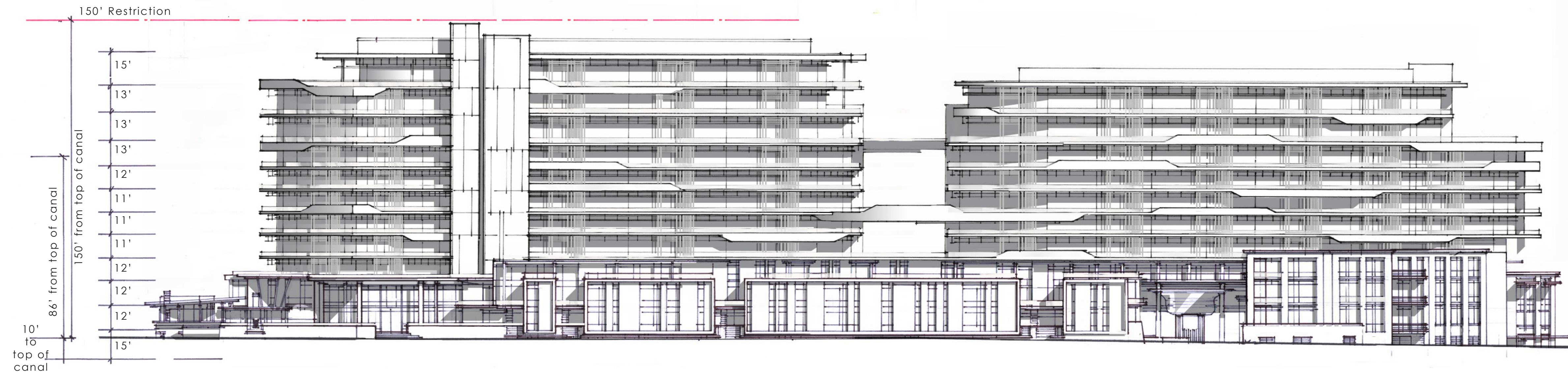
Hotel Site | 6th Avenue Elevation C

SouthBridge
 Spring Creek Development
SouthBridge Expansion
 Project Address: Downtown Scottsdale
 Project Number: AP1406
 Issue Date: 2019.05.06

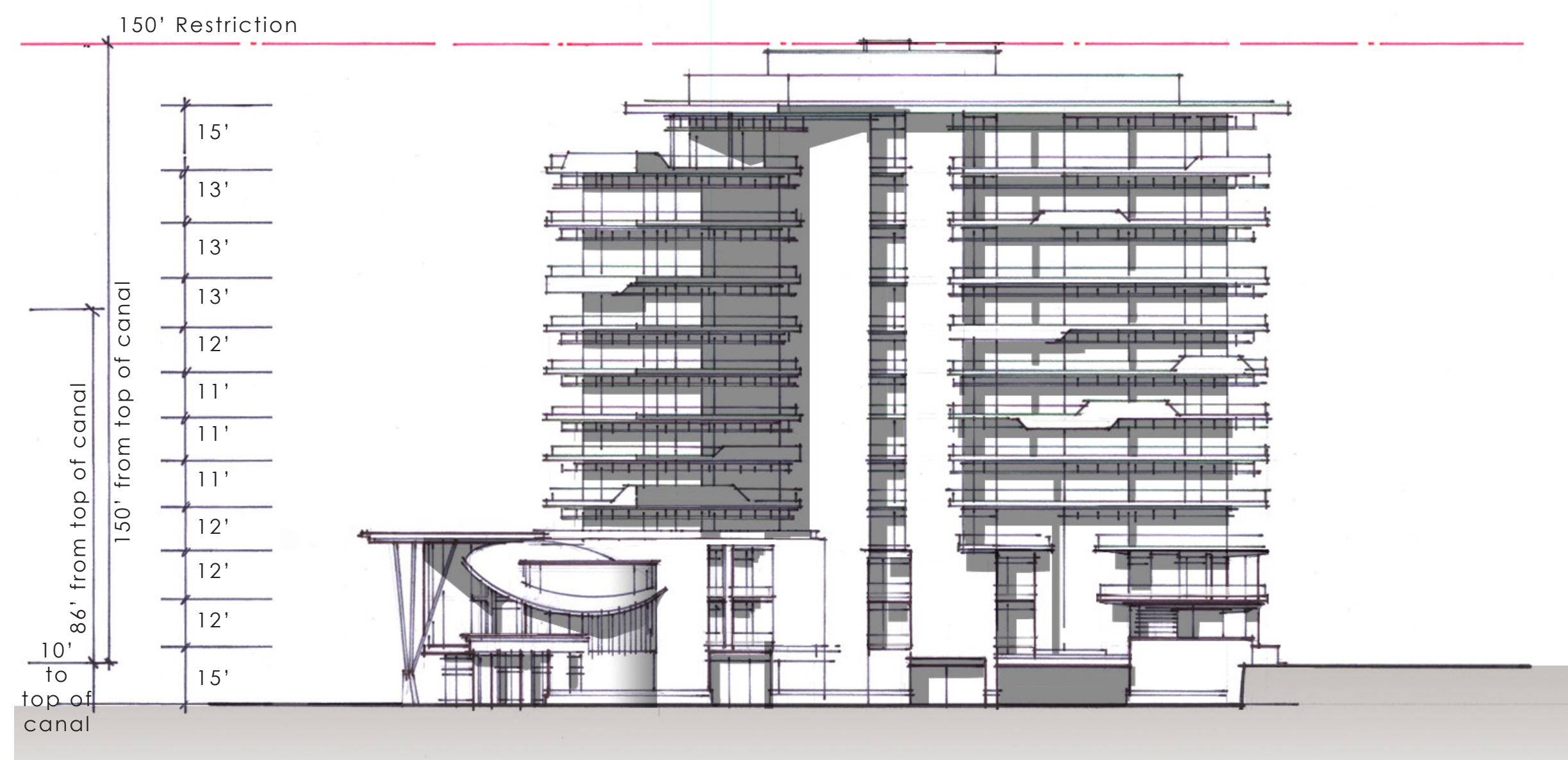
E.1



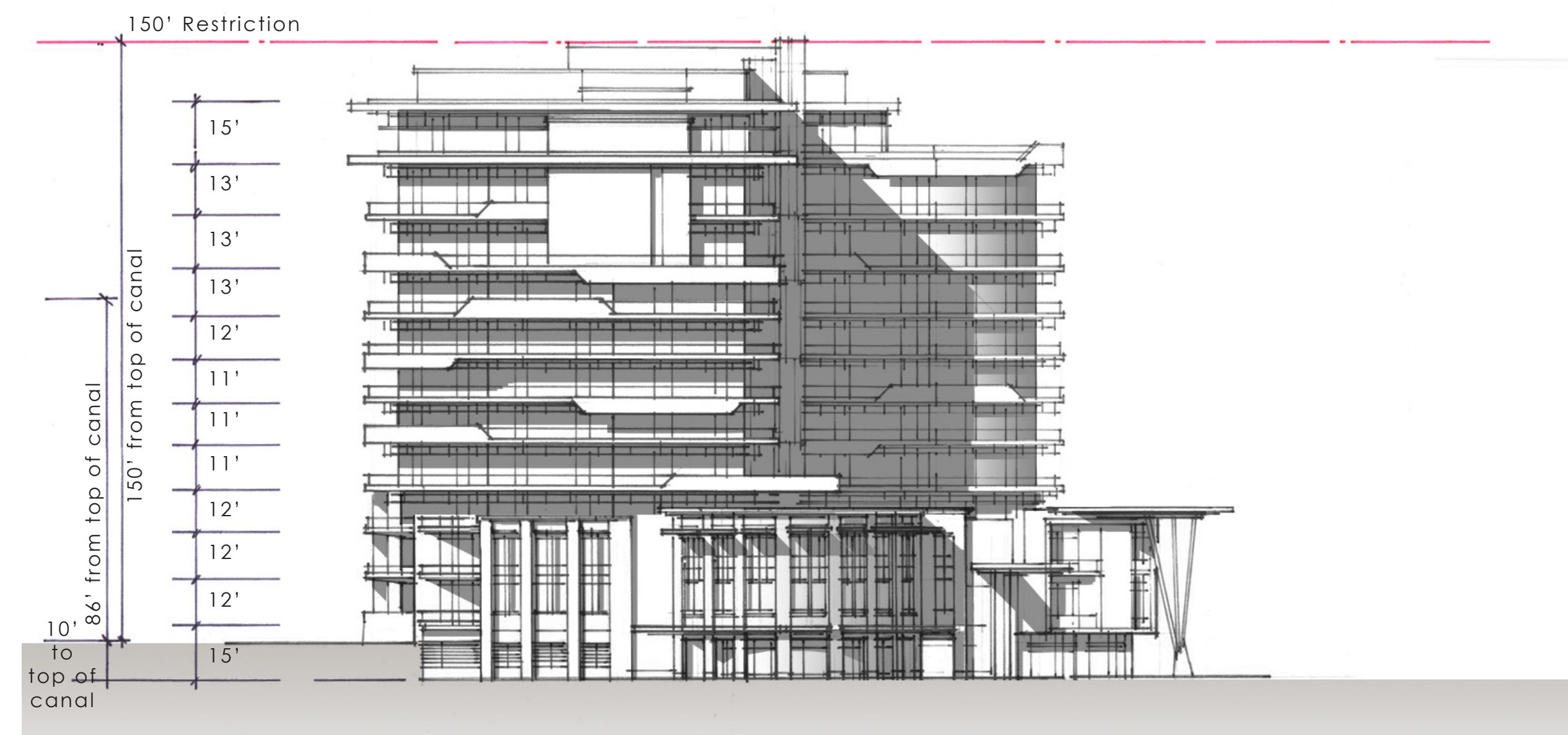
Location Plan



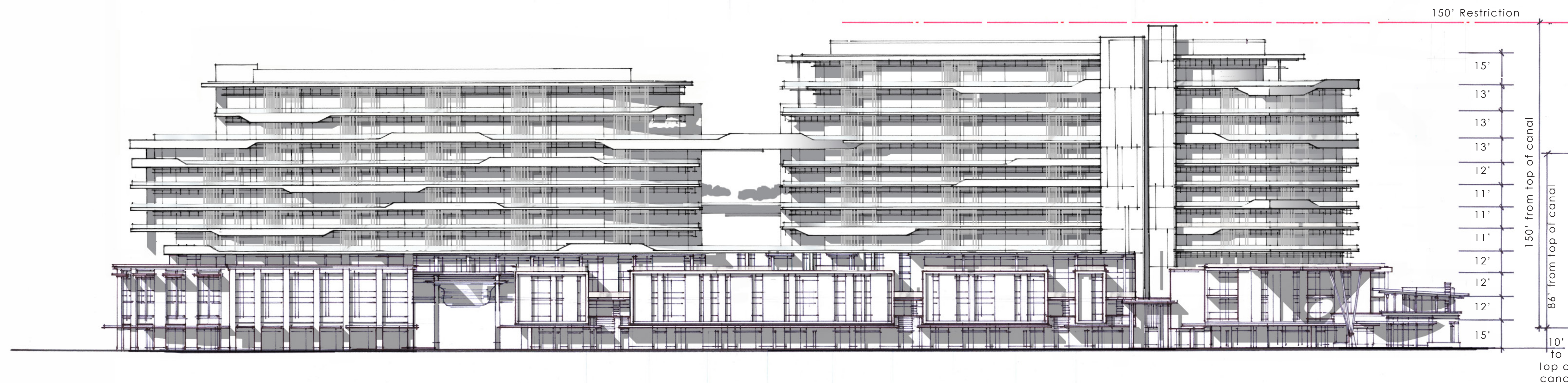
Building Elevation | Northwest | Canal Side A



Building Elevation | Northeast | Service Side B



Building Elevation | Southwest | Goldwater C

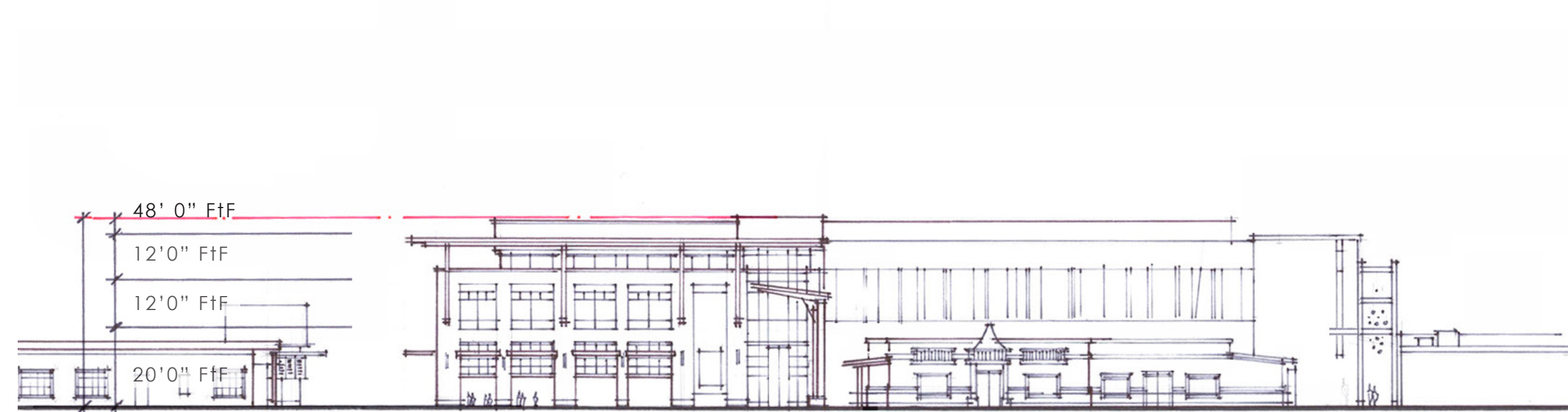


Building Elevation | Southeast | 5th Ave D

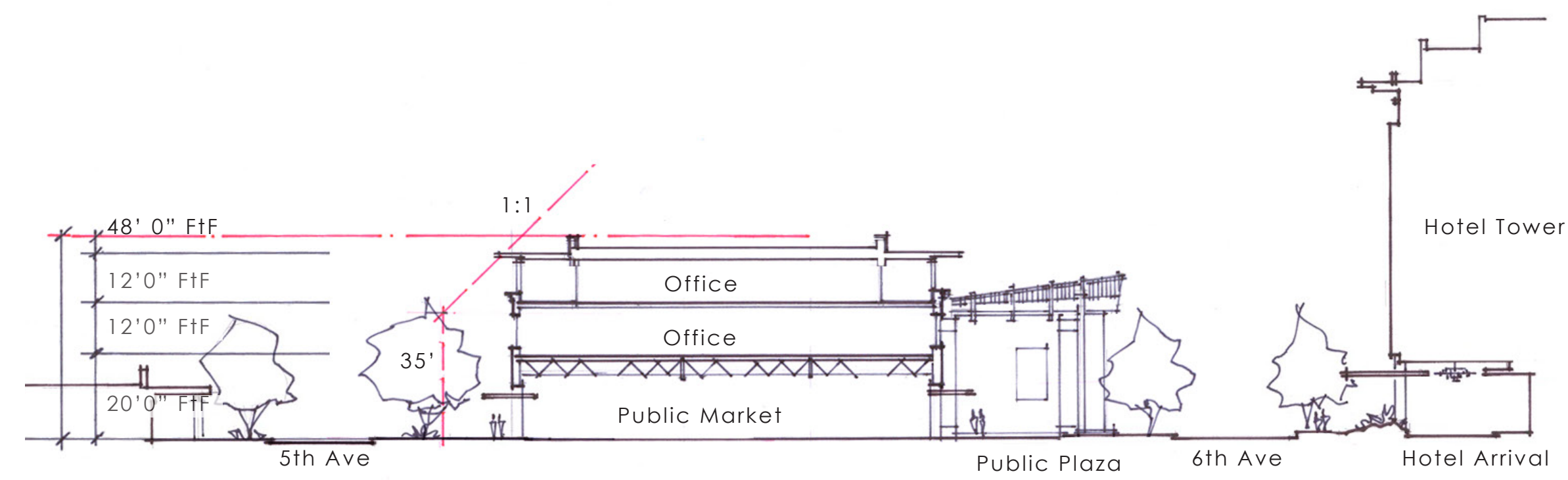
SouthBridge 2 Mixed Use | Elevation Study

SouthBridge
Spring Creek Development
SouthBridge Expansion
Project Address: Downtown Scottsdale
Project Number: AP1406
Issue Date: 2019.05.06

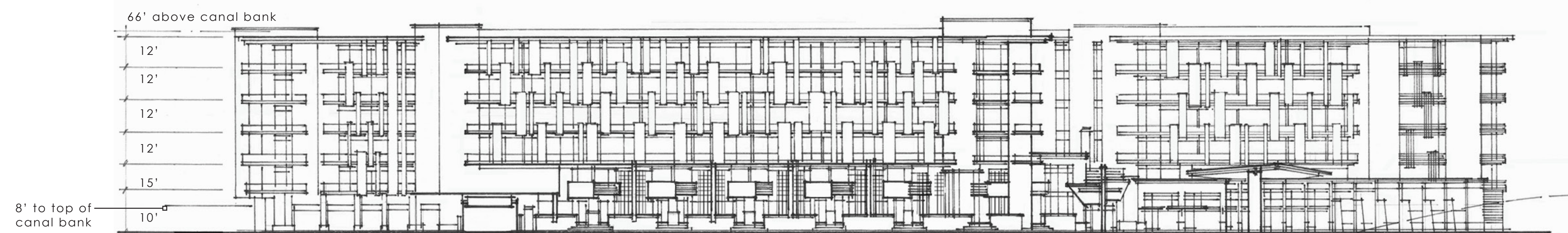
E.2



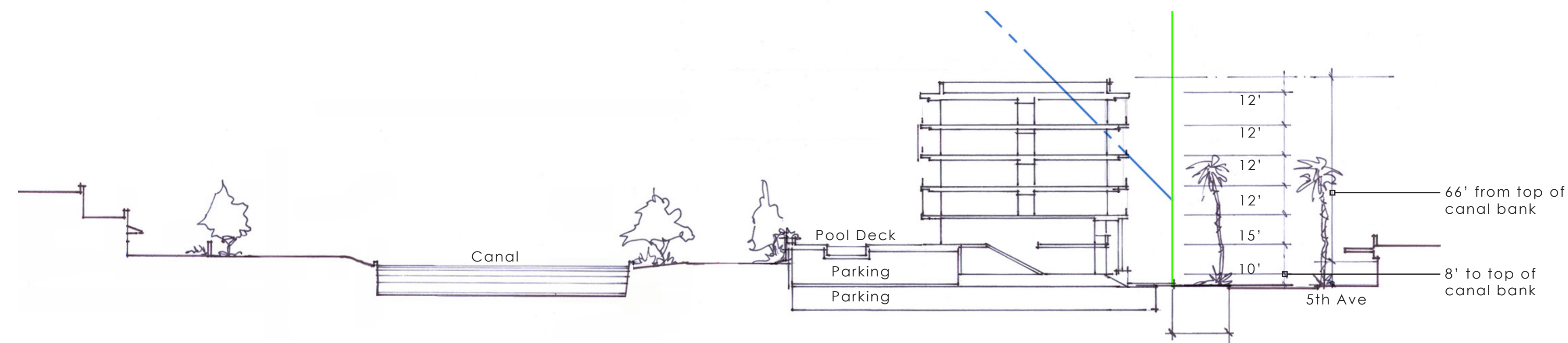
Market Site | Site Elevation A



Market Site | Site Section 2



Rose Garden | 5th Avenue Elevation



Rose Garden | Site Section

